

HUNT FRAME

ESTATE AGENTS

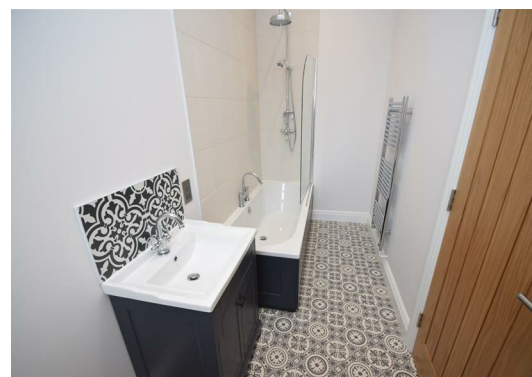
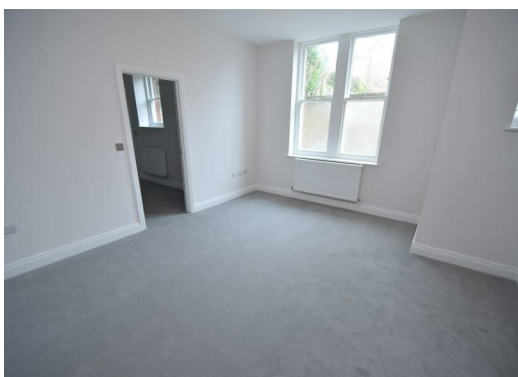


8 Ravelston Grange 10 Denton Road, Eastbourne, BN20 7SU

£345,000



A BRAND NEW, TWO BEDROOM luxury ground floor flat situated within the desirable Meads area of Eastbourne. Finished to a very high standard the accommodation comprises: Lounge, kitchen with fitted appliances, master bedroom with luxury En-suite shower room, second bedroom and bathroom. Also benefitting from a private entrance.



Accommodation comprising

Private front door to:

Entrance hall

Telephone point, stairs leading down to lower ground floor.

Lounge 14 5 x 13 3

Radiator, windows to side.

Kitchen 17 narrowing to 9' 9 x 10 9

In a range of wall and base mounted cupboards and drawers, complimentary worksurfaces, built-in oven, hob and extractor, integrated fridge and freezer, integrated Slimline dishwasher, inset stainless steel sink and single drainer unit with mixer tap and tiled splash backs, utility area with plumbing for washing machine and further appliance space, radiator.

Bedroom Two 13 10 x 11'1

Radiator, double glazed window and door to private patio area.

Bathroom

In a luxury white suite comprising double ended bath double head shower unit above, vanity wash hand basin with cupboards below, low-level WC, heated chrome towel ladder, window to side, cupboard housing gas fired boiler.

Lower ground floor

Bedroom One 11 2 x 10

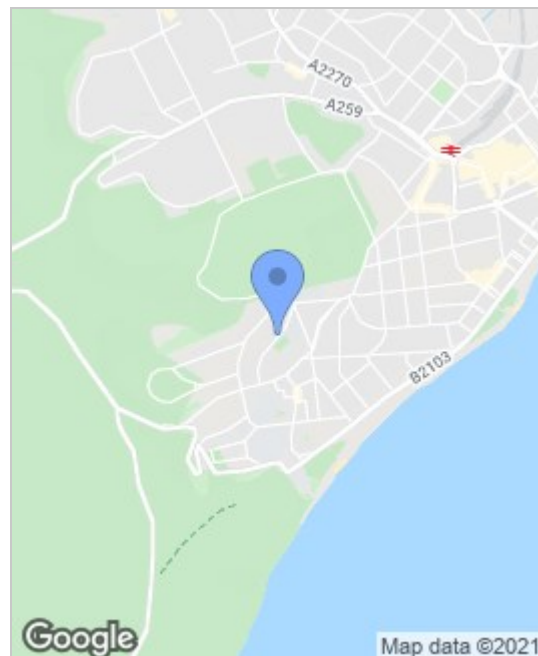
Radiator TV and telephone points built-in storage cupboard door to

En-suite in a luxury white suite comprising tiled shower cubicle low-level WC vanity wash hand basin with cupboards below heated Chrome towel ladder music tile floor radiator storage area

Lease. 125 years.

Maintenance. £934 p.a.

Ground Rent. 0.1% of purchase price subject to 10 year RPI review.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
		78	78				

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