

# HUNT FRAME

ESTATE AGENTS



**2, 49 Pevensey Road, Eastbourne, BN21 3HQ**

**£185,000**



A TOW BEDROOM CONVERTED HALL FLOOR flat situated in central Eastbourne in close proximity to EASTBOURNES BEACON CENTRE, and SEAFRONT. Currently let on a six month assured shorthold tenancy at £1000 per calendar month. BEING SOLD WITH TENANT IN SITU. Viewing is strictly by telephone appointment as we will need to give the tenant 24 hours notice.



Communal entrance, security entry, phone system, communal hallway, main front door, hallway, security entry, fan, handset, radiator

Kitchen 12'2 x 6'6

Fitted in a range of wall and floor base units, single bowl sink unit mixer tap, complimentary work surface four ring gas hob with extractor hood above. Add electric oven beneath space and plumbing for washing machine. Space for further appliance. Wall mounted gas central heating boiler. Radiator tiled flooring tiled splash back window to front aspect.

Lounge 15'3 x 14'5

Radiator, BT point television aerial point bay window to front aspect

Bathroom white suite comprising bath with shower attachment, wash handbasin low-level WC tiled splash back double glaze window to rear towel ladder extractor fan

Bedroom One 12'5 x 8'4

Radiator window to rear

Bedroom two 8'7 x 9'2

Radiator window to rear

Lease 125 years from 2005 (tbc)

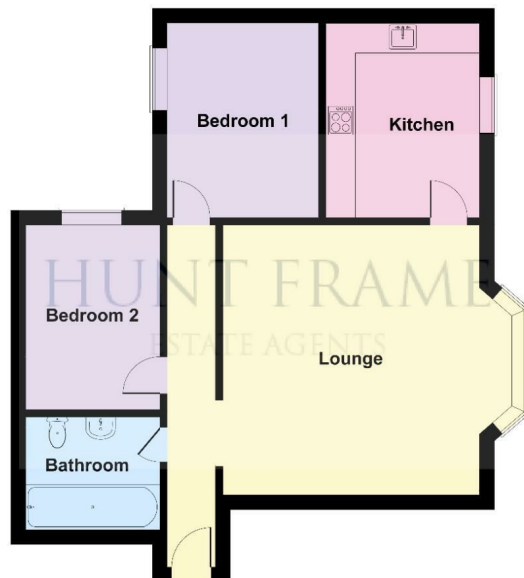
Maintenance £1350 per annum

Ground rent £150 per annum (tbc)

Council tax Band A



### Pevensey Road



Not to Scale. Produced by The Plan Portal on behalf of Hunt Frame. For Illustrative.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	74	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	80

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