

HUNT FRAME

ESTATE AGENTS



3 Andwell Court Trinity Place, Eastbourne, BN21 3DB

£95,000



CHAIN FREE. With one double bedroom and the rare benefit of a DIRECT ACCESS TO THE FRONT PATIO AREA, located on the ground floor of this popular, RETIREMENT DEVELOPMENT for the over 60's. Residents facilities comprise communal gardens and lounge, laundry room and guest suite. The apartment has electric heating and double glazing and 13';5 x 10'6 Living Room, double bedroom with fitted wardrobes, kitchen and bathroom. Conveniently located within a short walk of the Seafront and Town Centre.



Communal Entrance Hall

Access via security phone system.

PRIVATE ENTRANCE HALL

Built-in airing cupboard.

LOUNGE

13'5 x 10'6 (4.09m x 3.20m)

Double glazed window and door to patio.

Electric heater. Television point.

KITCHEN

7'4 x 7'1 (2.24m x 2.16m)

Fitted in a range of wall and base level units and drawers with complementary work surface over. Inset single drainer sink unit. Space and plumbing for washing machine. Glazed partition providing borrowed light from the Lounge. Tiled flooring.

BEDROOM

12'1 x 8'8 (3.68m x 2.64m)

Double glazed window to front. Electric heater. Built-in mirror fronted double wardrobe.

BATHROOM

Fitted in a suite comprising panelled bath with electric 'Triton' shower over. Low level WC. Pedestal wash hand basin. Heated towel rail. Part tiled walls. Electric fan heater. Extractor fan.

COMMUNAL FACILITIES

Residents lounge, laundry room, and gardens. Guest suite available to book, subject to availability.

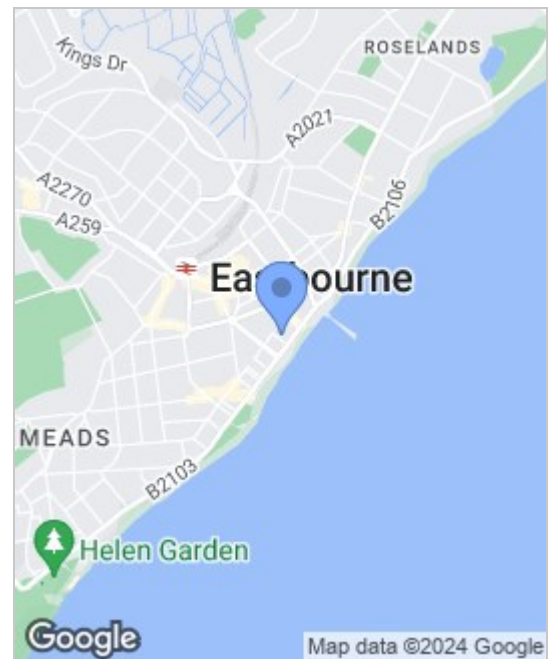
Tenure and Outgoings

Leasehold, approximately 62 years remaining.

Ground Rent, £160 PA (TBC)

Maintenance, Approximately £2400 PA (TBC)

Council Tax Band B.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		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	

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