

HUNT FRAME

ESTATE AGENTS



14 Falmouth Close, Eastbourne, BN23 5RN

£189,950



Situated within the South Harbour, a spacious first floor flat with the unusual benefit of a lounge with additional dining area. Kitchen, two bedrooms and a bathroom. Also benefitting from an **ALLOCATED PARKING SPACE** and an extended lease.



Communal front door with security entry phone to:

Communal Entrance Hall.

Stairs to first floor, front door to:

Entrance hall.

Security entry phone, built in storage cupboard, door to airing cupboard.

Lounge

16'1 x 10'5

Double glazed bay window to front, night storage heater, TV point, open plan to:

Dining Area 8 x 7'10

Double glazed window to front, night storage heater.

Kitchen 9'6 x 7

Fitted in a range of wall and base mounted cupboards and drawers. Work tops with inset sink. Built in oven and hob with extractor hood above, spaces for washing machine and fridge/freezer. Double glazed window to front.

Bedroom One 10'6 x 10'1

Fitted wardrobes, night storage heater, double glazed window to rear.

Bedroom Two 8'8 x 7'

Fitted wardrobes, night storage heater, double glazed window to rear.

Bathroom

In a white suite comprising panelled bath with shower above, low level WC, pedestal wash basin. wall mounted electric heater.

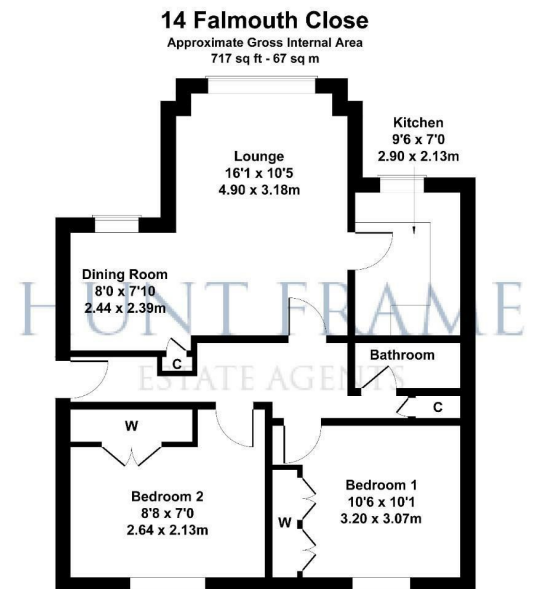
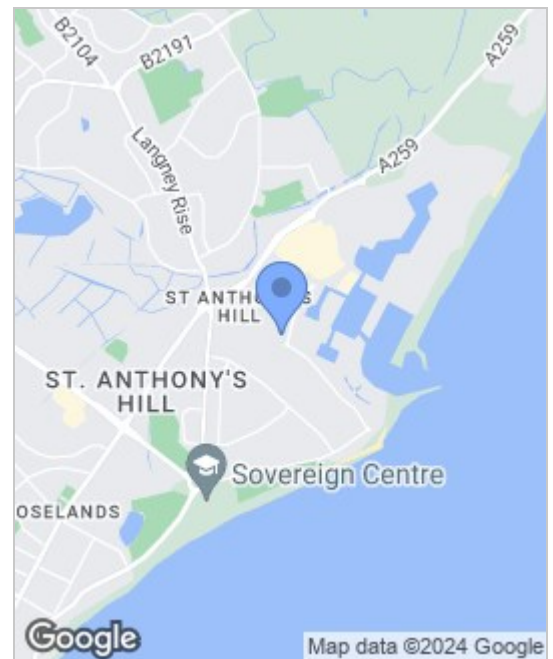
Allocated parking space - on a separate lease of 99 years from January 1 1994 (tbc).

Lease: 125 Years from 1st January 2019 (tbc).

Maintenance: £1168 approx p.a (tbc).

Ground rent: £85 p.a (tbc).

Sovereign Harbour Charge £274.03 p.a.



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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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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