

# HUNT FRAME

ESTATE AGENTS



**96 Caroline Way, Eastbourne, BN23 5AY**

**£315,000**



With idyllic sea views from all rooms, this first floor apartment is located directly on the North Harbour beachfront. It features a good size balcony, open plan living space, ensuite shower room, gas central heating and under building parking.

This preferred layout 2 bedroom apartment has sea views across the beach from the harbour entrance to Hastings.



Communal front door with security entry phone to:

### Communal entrance hall

Lift and stairs to first floor.

### Entrance hall

Radiator, security entry phone.

### Lounge

14'9 x 12'1 (4.50m x 3.68m)

Double glazed window to front providing direct sea views, TV point, radiator, double glazed doors to Balcony, open plan to:

### Kitchen/dining area

16'1 x 9' (4.90m x 2.74m)

Fitted in a range of wall and base mounted cupboards and drawers. Work surfaces with inset one and half bowl sink and drainer unit. Built in oven, hob and extractor. Integrated fridge, freezer, washing machine and dishwasher. Tiled flooring.

### Bedroom One

11'8 x 10'5 (plus built in wardrobe) (3.56m x 3.18m (plus built in wardrobe))

Range of built in wardrobes, radiator, double glazed window providing sea views, door to:

### En-Suite shower room

In a white suite comprising tiled shower cubicle, wash basin and low level wc, radiator.

### Bedroom Two

12' x 9'2 (3.66m x 2.79m)

Radiator, double glazed window providing sea views.

### Bathroom

In a white suite comprising panelled bath with shower above, wash basin and low level wc. Part tiled walls, radiator.

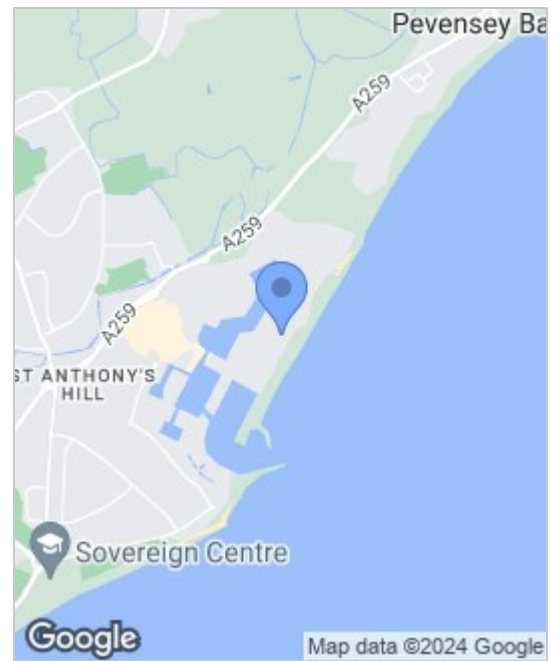
Underground parking space.

Lease: 129 Years remaining.

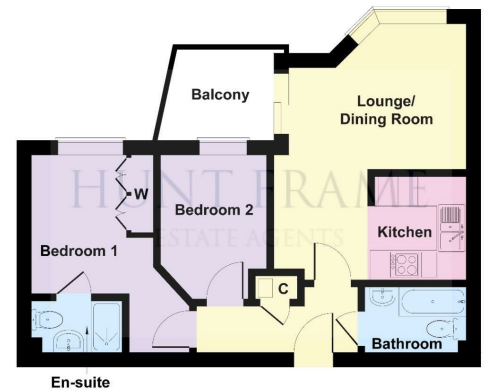
Maintenance: £2155 p.a.

Ground rent: £175 p.a.

Harbour charge Approx. £300 p.a.



### 96 Caroline Way



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 |   |         |                         |
|---|---------|--|---|---------|-------------------------|
| Very energy efficient - lower running costs | Current | Potential                                      | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential               |
| (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 |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC                        | England & Wales   |         | EU Directive 2002/91/EC |

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