

HUNT FRAME

ESTATE AGENTS



96 Caroline Way, Eastbourne, BN23 5AY

£275,000



With IDYLLIC SEA VIEWS from all rooms, this first floor apartment is located directly on the NORTH HARBOUR BEACHFRONT. It features TWO BEDROOMS, a GOOD SIZED BALCONY, OPEN PLAN LIVING SPACE, EN-SUITE SHOWER ROOM, gas central heating and UNDER BUILDING PARKING.

This preferred layout apartment has sea views across the beach from the harbour entrance to Hastings and within a short, level walk of the harbour with its multitude of bars, restaurants and shops. Eastbourne's Town Centre is only a short drive away and there are numerous leisure activities within close proximity. Highly recommended by Hunt Frame.



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.

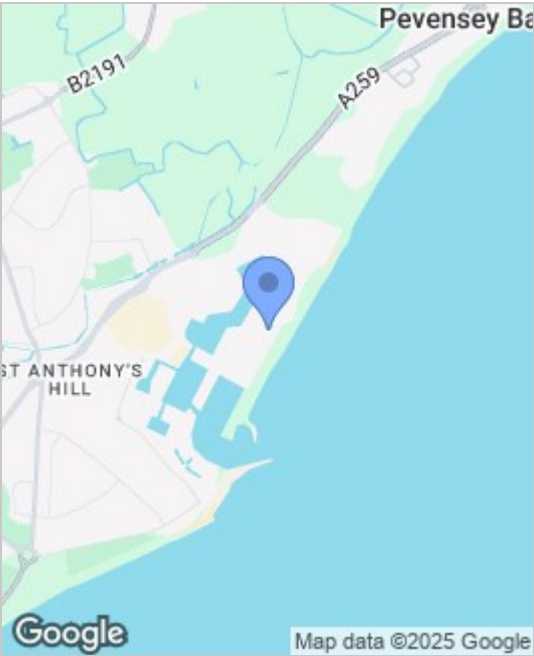
Underground parking space.

Lease: 129 Years remaining.

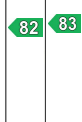
Maintenance: £2155 p.a.

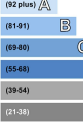
Ground rent: £175 p.a.

Harbour charge Approx. £300 p.a.



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

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

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

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