

HUNT FRAME

ESTATE AGENTS



Flat 4 Tavistock 12/14 Devonshire Place, Eastbourne, BN21 4AG Offers Over £270,000



An extremely well presented TWO BEDROOM first floor purpose built apartment in the most PRESTIGIOUS TAVISTOCK situated in Devonshire Place located just off EASTBOURNE SEAFRONT. With tasteful decor, and SPACIOUS ACCOMMODATION throughout, a large lounge with BALCONY off, that overlooks DEVONSHIRE PLACE that leads up to Eastbourne's BANDSTAND, and faces a southerly aspect. Within easy reach of the BEACON CENTRE, and other local amenities. Other benefits include an extended lease, gas central heating and double glazing throughout. Call to arrange a viewing appointment.



Accommodation comprising

Communal Entrance, security entry phone, communal hallway, stairs or lift rising to the first floor.

Main Entrance door

Security entry phone handset, wall mounted thermostat, cupboard with shelving for Linen, and further storage cupboard.

Lounge

17'1 x 14'9 (5.21m x 4.50m)
Wall light points, radiator, large double glazed window to front aspect and double glazed door giving access to sun balcony.

Sun Balcony

With security railings to a south westerly aspect overlooking Devonshire Place and the communal gardens beneath.

Kitchen

16'5 x 8'6 (5.00m x 2.59m)
Fitted in a range of wall and floor mounted units, 1 1/2 bowl sink unit with mixer tap, inset electric halogen hob with extractor hood above, double oven fitted into a tower unit, complimentary work surface space for upright fridge freezer, space and plumbing for washing machine, space and plumbing for slim line dishwasher, Radiator, double glazed window to Rear.

Bedroom One

16'5 x 11'10 (5.00m x 3.61m)
Radiator, double glazed window to front aspect looking over Devonshire Place and the communal gardens beneath.

Bedroom Two

11'11 x 11'7 (3.63m x 3.53m)
Wall light points, radiator, double glazed window to rear.

Shower Room

Refitted in 2022, comprising in shower enclosure, wall mounted shower with riser rail, tiled splashback, wash hand basin vanity unit, low-level WC, double glazed opaque window to rear, radiator, wall light point and shaver point. Concealed wall mounted gas combi-boiler. (Installed 2022).

Separate W.C.

Low level WC, wash hand basin, double glazed opaque window to rear.

Lease and Maintenance information

We are advised by the seller that the current length of lease is 135 years remaining. (tbc)

Maintenance - The annual maintenance charge is £3500 per annum (tbc).

Ground rent - There is no ground rent charge due to the lease being recently extended (tbc)

Council Tax Band E

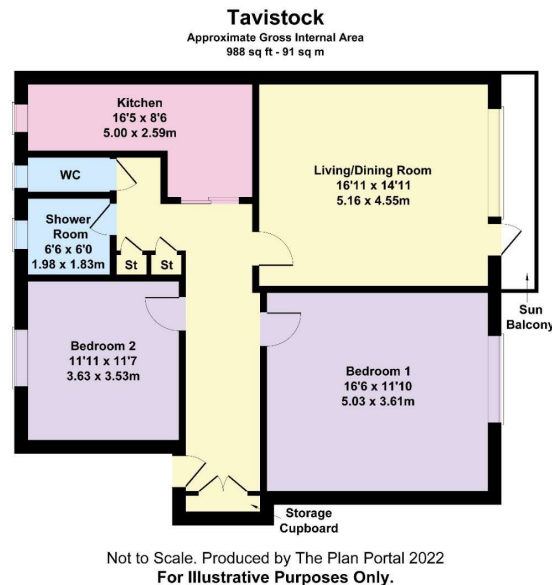
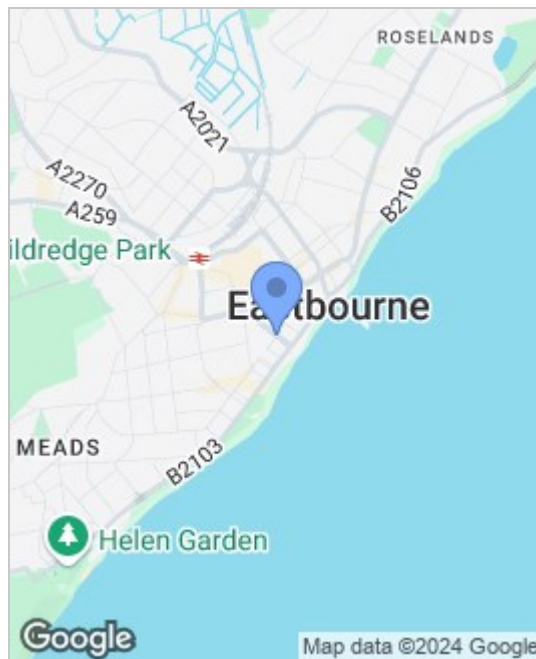
Floor area 88 square meters approximately (tbc)

Energy performance certificate rating is Band C - 76/83.

Parking and store room

There is visitor parking available at the rear of the block on a first come first served basis.

A Ground floor lockable store room.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
76	83		

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