

HUNT FRAME

ESTATE AGENTS



29 Bedford Grove, Eastbourne, BN21 2DU

£174,950



FANTASTIC OPPORTUNITY to acquire an ATTRACTIVE one bedroom MAISONETTE with a PRIVATE GARDEN and being offered CHAIN FREE. In need of some modernisation. Benefiting from a bay fronted sitting room, kitchen breakfast room, bathroom and bedroom to the hall floor with an office/bedroom to the lower ground floor. Accessed from the kitchen and bedroom 1 is the walled garden which offers a good level of privacy and for ease of maintenance is laid predominantly with artificial grass.

Perfectly located in Bedford Grove giving good access to Eastbourne's Town Centre and mainline railway station, time bound protected resident parking.



COMMUNAL ENTRANCE

Communal entrance door, entryphone system, door to apartment.

ENTRANCE HALL

Staircase to the lower ground floor, radiator, doors off to.

SITTING ROOM

15'6 max x 14'2 (4.72m max x 4.32m)

Bay fronted sitting room with windows to the front aspect, wall mounted electric fire, radiator.

DOUBLE BEDROOM

13'0 x 11'9 (3.96m x 3.58m)

Glazed french doors overlooking and giving access to the gardens, radiator.

KITCHEN

13'2 x 11'6 (4.01m x 3.51m)

Range of modern floor and wall mounted units, worktop space, inset one and half bowl sink unit, inset single oven with four ring gas hob over, wall mounted boiler, plumbing and space for washing machine, space for a free standing fridge/freezer, further appliance space, space for breakfast table, and dresser, double glazed patio doors overlooking and giving access to the gardens, additional window to the side aspect.

BATHROOM

Consisting of a paneled bath with shower attachment, low level Wc, pedestal wash hand basin, ladder style radiator, partly tiled walls.

LOWER GROUND FLOOR

OFFICE/OCCASIONAL

BEDROOM

12'08 x 8'7 (3.86m x 2.62m)

Lower ground floor room with two windows to the front aspect, radiator, recessed ceiling lighting.

PRIVATE REAR GARDEN

Private rear walled garden which enjoys a good level of privacy, laid with artificial grass, return to the side aspect and bedroom 1.

TENURE & OUTGOINGS

Tenure: Leasehold

Lease: 125 years from 1987 - 89 years remaining

Maintenance: £960 twice yearly

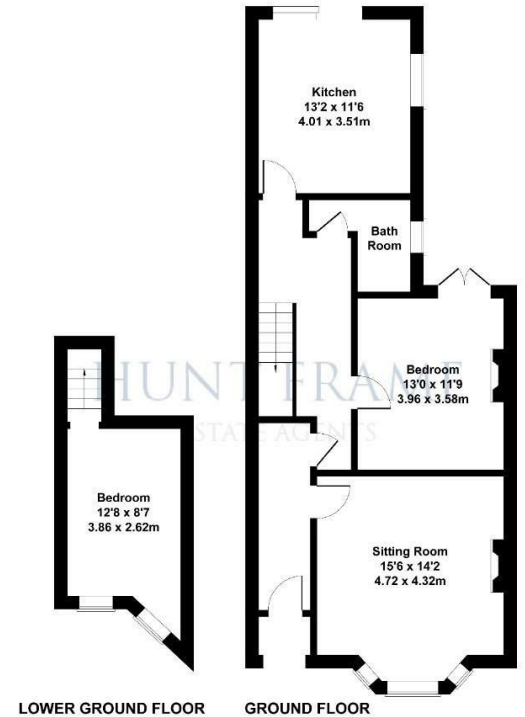
Ground Rent: £100 twice yearly

Council Tax: Band B



Flat 1 29 Bedford Grove

Approximate Gross Internal Area
889 sq ft - 83 sq m



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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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