

HUNT FRAME

ESTATE AGENTS



17 Park Lodge Blackwater Road, Eastbourne, BN21 4JE

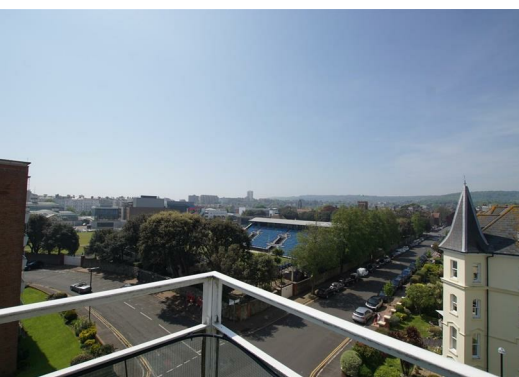
Price Guide £495,000



Commanding **BREATHTAKING PANORAMIC VIEWS** over Eastbourne and toward the **SOUTH DOWNS** is this **LUXURIOUSLY APPOINTED** and **IMMACULATELY PRESENTED** PENTHOUSE APARTMENT. On the top (Fifth) floor of this purpose built block with accommodation that has been **SUBSTANTIALLY REFURBISHED** by our vendors with great attention to detail and quality, which has created a **VERY IMPRESSIVE RESIDENCE** within this **EXCLUSIVE WEST TOWN CENTRE LOCATION**.

In brief the property consists of a **STUNNING OPEN PLAN RECEPTION** and **KITCHEN** along with **TWO DOUBLE BEDROOMS**, a **REFITTED BATHROOM** and **SHOWER ROOM** and a lovely **LARGE ROOF TERRACE** with **COMMANDING VIEWS**. There is also allocated parking in the basement with a lift directly to the fifth floor.

Positioned superbly for easy access to the town centre, which is only a few minutes walk away and the seafront, theatres and Devonshire Park are even closer. Numerous bespoke shops and high street chains can be found in the newly created Beacon Centre and for travellers there is a mainline station which offers services to London, Ashford and along the coast.



COMMUNAL ENTRANCE

Staircase and lift to the fifth floor penthouse apartment.

ENTRANCE HALLWAY

17' long (5.18m long)

Entrance door into the hallway, solid wood flooring, two double storage cupboards both with shelving, including a built in office area, doors leading off to the sitting room/kitchen both bedrooms, bathroom and shower room.

STUNNING OPEN PLAN RECEPTION/KITCHEN

27'1 x 16'3 (8.26m x 4.95m)

Double opening glass doors lead into the reception/kitchen which has been opened up by the current owners and now provides for a wonderful light and airy space from which glorious far reaching views can be found, the attention to detail continues into the kitchen area which has been refitted with high grade gloss units and new appliances, in brief the kitchen comprises of a large number of floor standing and wall mounted cupboards with complimentary granite worktops, one and half bowl sink unit with extendable mixer tap, integral dishwasher and fridge and freezer, integral AEG twin ovens, Air Force extractor unit, induction hob, recessed ceiling lighting, solid wood flooring and all open to the reception area which is dual aspect with a stunning picture window to the side with splendid South Downs views, a second double glazed window can be found to the kitchen area of this open plan room and a fully glazed UPVC door allows access onto the roof terrace.

BEDROOM 1

14'1 x 12'9 (4.29m x 3.89m)

Dual aspect with distant views over Devonshire Park and over Eastbourne's rooftops towards the South Downs, solid wooden flooring, radiator, large fitted double wardrobe/cupboard.

BEDROOM 2

11'6 x 9'8 (3.51m x 2.95m)

Wood flooring, fitted double wardrobe/storage cupboard, radiator, double glazed window with again far reaching views across Devonshire Park towards the Downs.

BATHROOM

Refitted suite of a bath with shower screen and Twin head shower units, part tiling to walls, floating WC with concealed cistern, wash hand basin with marble effect base with drawers under, large mirror with lighting, ladder style chrome radiator, patterned double glazed windows to the front elevation, recessed ceiling lighting, wood flooring,

SHOWER ROOM

Comprising of an enclosed shower cubicle, low level WC, space saving wash hand basin set in a vanity unit with cupboard, wooden flooring, ladder style chrome radiator, recessed ceiling lighting, double glazed window to the rear elevation.

ROOF TERRACE

Wraparound roof terrace with a large seating area adjacent to the reception/kitchen, fitted with luxury Astro turf with glazed safety glass and a hand rail providing for a safe enclosure, with various electric points, outside tap and a large storage area for storing outside furniture etc. The balcony/terrace returns to both sides of the property and enjoys stunning far reaching views across Eastbourne and beyond.

ALLOCATED PARKING

To be found in the basement with a lift that takes you directly to the fifth floor.

OUTGOINGS

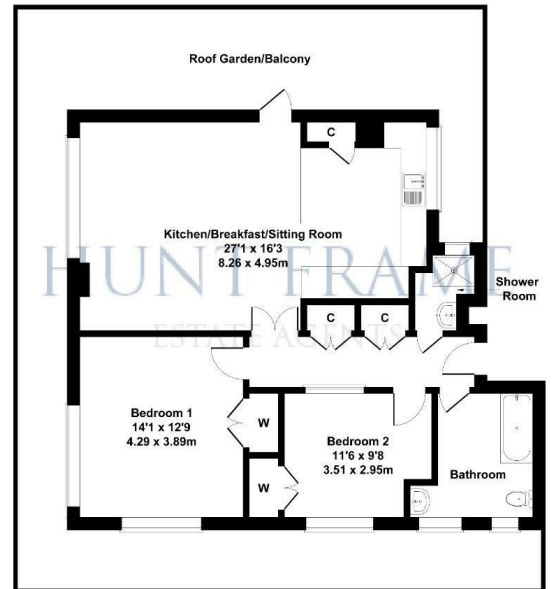
LEASE; SHARE IN THE FREEHOLD WITH A 999 YEAR LEASE FROM 24TH OF JUNE 1970

MAINTENANCE; APPROXIMATELY £3670 PER ANNUM



17 Park Lodge

Approximate Gross Internal Area
951 sq ft - 88 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

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