

# HUNT FRAME

ESTATE AGENTS

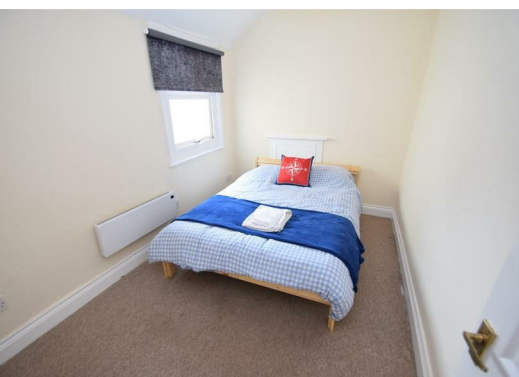


**40 Cavendish Place, Eastbourne, BN21 3HY**

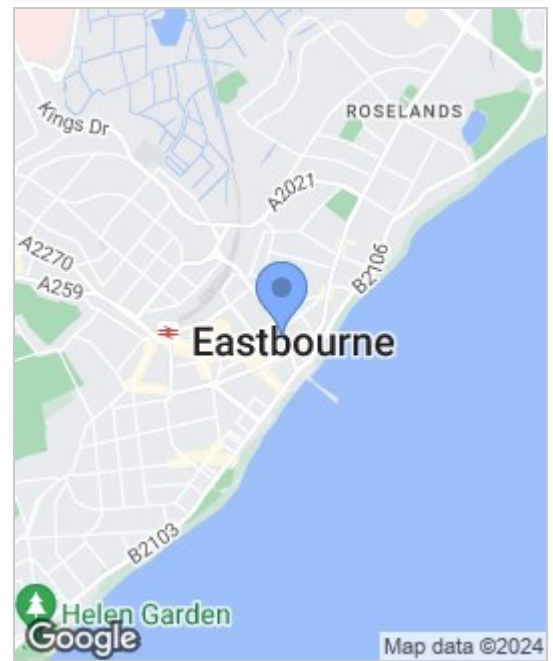
**Price Guide £575,000**



AN INVESTMENT OPPORTUNITY to acquire a freehold block of FOUR FLATS, currently producing an annual income of £52,000 pa. Located close to Eastbourne town centre and seafront.

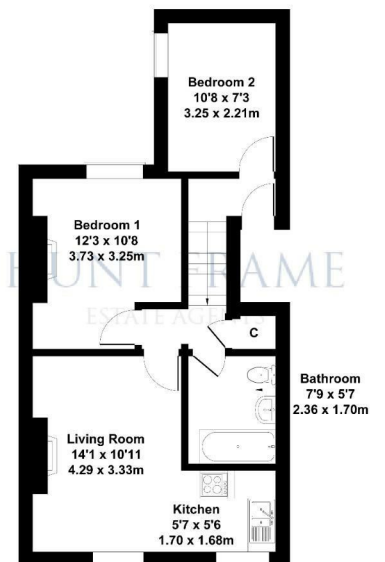


A freehold block of four self contained apartments.



#### 4 40 Cavendish Place

Approximate Gross Internal Area  
530 sq ft - 49 sq m



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

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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