

HUNT FRAME

ESTATE AGENTS



3 Farrington Court 16 Old Orchard Road

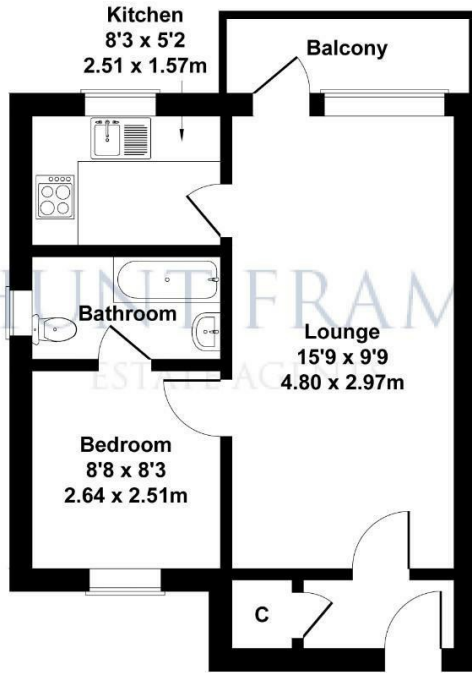
Saffrons, Eastbourne, BN21 1DB

Offers Over £147,000

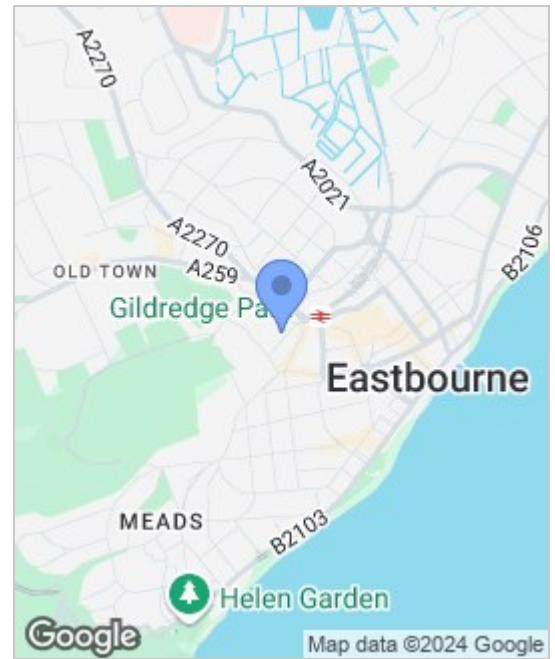
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3 Farrington Court

Approximate Gross Internal Area
401 sq ft - 37 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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Viewing

Please contact us on 01323 737373 if you wish to arrange a viewing appointment for this property or require further information.

- IDEAL LOCATION
- 250 YARDS FROM EASTBOURNE RAILWAY STATION
- PURPOSE BUILT FLAT
- FIRST FLOOR
- BALCONY
- GAS CENTRAL HEATING
- LONG LEASE
- NO CHAIN

A COMPACT, ONE BEDROOM, purpose built flat ideally located close to Eastbourne town centre and railway station. Situated on the first floor of this purpose built block, the accommodation comprises 15'9 x 9'9 lounge with access to a BALCONY, bedroom, kitchen and en-suite bathroom.



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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