

HUNT FRAME

ESTATE AGENTS



13 The Yews St. Leonards Road, Eastbourne, BN21 3AQ

Price Guide £230,000



A TOP (THIRD) FLOOR MODERN APARTMENT WITH AROUND 122 M2 (1300 sq ft) of accommodation, presented in EXCELLENT ORDER throughout with a DUAL ASPECT SPACIOUS RECEPTION, MODERN KITCHEN/BREAKFAST ROOM, TWO DOUBLE BEDROOMS with a master EN-SUITE and FAMILY BATHROOM. The property has ALLOCATED OFF ROAD PARKING with additional merits including DOUBLE GLAZING and GAS FIRED HEATING. OFFERED CHAIN FREE.

Situated in the heart of Eastbourne, in the Upperton area of the Town Centre, just a short walk from The Beacon Shopping Centre and the mainline railway station. Buses and road links are excellent and the amenities on hand are numerous.



COMMUNAL ENTRANCE

Stairs and lift to the third (top) floor.

HALLWAY

Spacious entrance hall with two storage cupboards, doors off to the reception room, kitchen, both bedrooms and bathroom.

SITTING/DINING ROOM

24'3 max x 19'7 max (7.39m max x 5.97m max)
Light and spacious dual aspect reception room with ample space for seating and dining, windows to the front and side elevations, radiators.

MODERN KITCHEN BREAKFAST ROOM

16'7 x 11'0 (5.05m x 3.35m)
Fitted with an extensive range of modern floor standing and wall mounted units with ample worktop space, inset sink unit, fitted oven with hob and canopied extractor above, stainless steel splash back, integrated fridge/freezer and washing machine, tiled flooring, space for breakfast table, window to the side aspect.

MASTER BEDROOM

17'10 max x 16'2 (5.44m max x 4.93m)
Well proportioned master bedroom with fitted storage cupboards, a window to the front aspect and access to the en-suite.

EN-SUITE

Comprises a suite with an enclosed shower cubicle, a low level Wc and wash hand basin, tiling to walls, extractor unit, radiator.

BEDROOM 2

14'3 max x 13'6 max (4.34m max x 4.11m max)
Fitted storage cupboard, window to the side aspect.

FAMILY BATHROOM

Fitted with a suite of a panelled bath with a wall hung contemporary wash hand basin, low level Wc with a concealed cistern, large mirror, modern tiling to the walls and floor.

PARKING

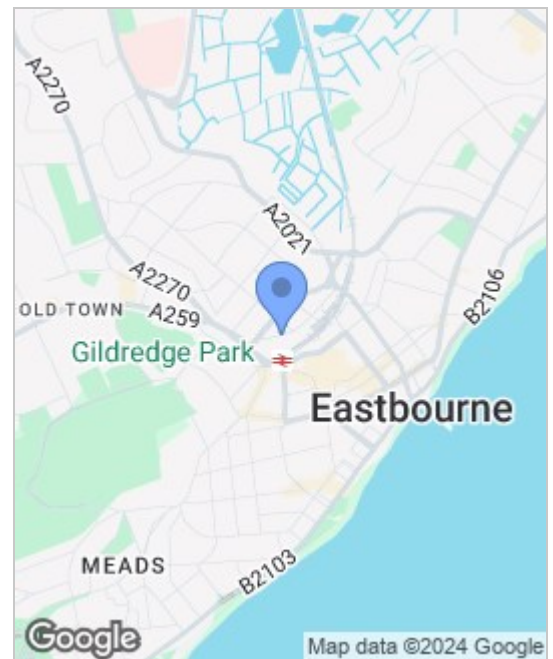
Allocated parking space with access to a bike store.

OUTGOINGS

LEASE: SHARE OF FREEHOLD TERMS

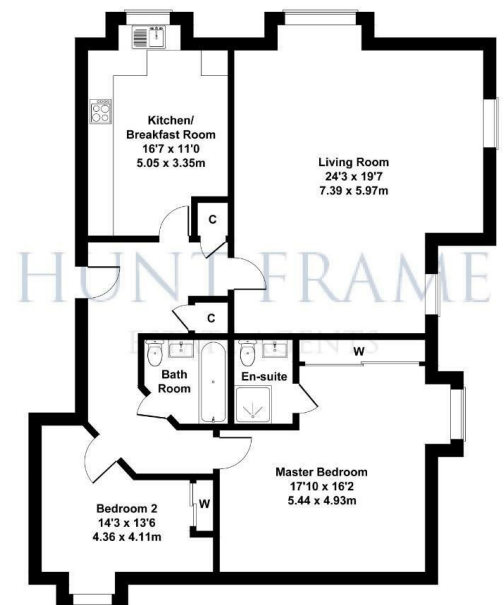
125 YEARS 25/03/2008 108 YEARS LEFT
MAINTENANCE; £2456.40 PA APPROX
COUNCIL TAX D

EPC B
NO PETS



13 The Yews

Approximate Gross Internal Area
1233 sq ft - 115 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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