

HUNT FRAME

ESTATE AGENTS



Flat 4, 14 Meads Street, Eastbourne, BN20 7QT

£110,000



A first floor STUDIO FLAT, in the heart of MEADS VILLAGE. available CHAIN FREE. Benefitting from double glazing. With local village amenities on your doorstep and the seafront within 3/4 mile.



COMMUNAL ENTRANCE HALL

Stairs rising to first floor.

ENTRANCE LOBBY

STUDIO ROOM

14'9" x 14'1" (4.50m x 4.29m)

Double glazed window to rear, wall mounted electric heater, ornamental fire surround.

KITCHEN

12'2" max x 8'6" max (3.71m max x 2.59m max)

Fitted with wall and base mounted cupboards with work surfaces over. Stainless steel single drainer sink unit, electric cooker point, electric water heater. Double glazed window to rear.

BATHROOM

11'2" x 4'5" (3.40m x 1.35m)

Fitted with a white suite comprising panelled bath with shower attachment, low level wc and hand basin. Extractor fan.

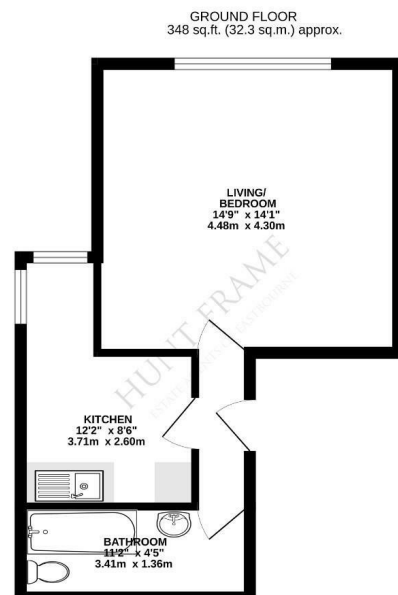
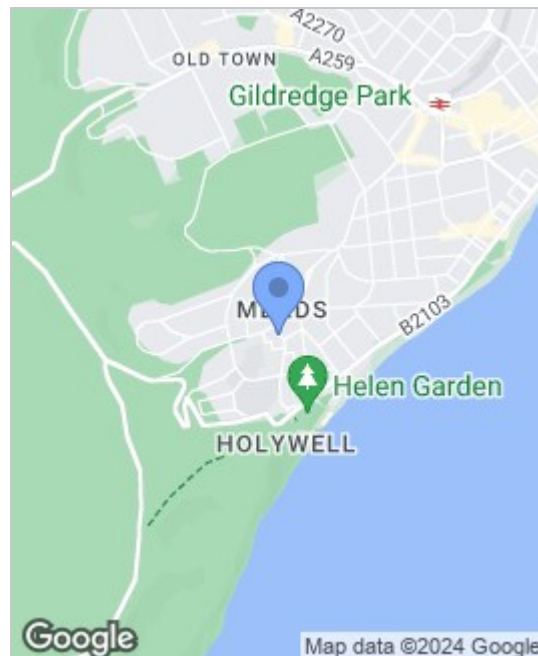
Tenure and Outgoings

Leasehold Approximately 93 years remaining (TBC)

Maintenance £429.08 twice yearly

Ground Rent £50 PA

Council Tax Band A



TOTAL FLOOR AREA: 348 sq.ft. (32.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given in the opposite of this plan or the graphs.
Plans were prepared on 02/04/24

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(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
		78	
	39		
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.