

HUNT FRAME

ESTATE AGENTS



21 San Juan Court, Eastbourne, BN23 5TP

Offers Over £550,000



GUIDE PRICE £550,000 - £575,000. An exceptional town house enjoying a superb position providing **OUTSTANDING DIRECT SEA VIEWS**. The accommodation is arranged over four floors and benefits from a most impressive 30'7 through Lounge/dining/Kitchen with direct access on to the water side garden. Only an internal inspection will convey the true merits of this outstanding home.



Front door to:

Entrance Hall

Phone point, radiator, built in double cloaks cupboard, door to integral garage, stairs to ground floor.

Utility room

14'9 x 7'6 (4.50m x 2.29m)

Range of wall and base mounted cupboards and drawers, work tops with inset stainless steel sink and single drainer unit. Space for fridge, built in fridge and freezer.

Ground floor shower room

In a white suite comprising tiled shower cubicle, low level wc, wash basin, heated towel ladder, part tiled walls, recessed spot lighting.

Ground floor

Open plan Lounge, Kitchen/Dining Room

30'7 x 14'7 (9.32m x 4.45m)

A stunning room enjoying wonderful direct sea and harbour mouth views through french doors which open directly onto the water side garden. Kitchen area comprising a range of wall and base mounted cupboards and drawers with solid granite work tops. Island unit with cupboards below. Built in sink. Inset Butler sink. Space for 'Range' style cooker with extractor hood above. Integrated dishwasher, concealed gas fired boiler, double glazed windows and french doors to 'Juliet' balcony.

First floor

Radiator, airing cupboard, stairs to top floor.

Bedroom three

14'7 x 9'3 (4.45m x 2.82m)

Radiator, double glazed window to front.

Bedroom Two

14'7 x 12' (4.45m x 3.66m)

Built in wardrobes, radiator, double glazed windows providing direct sea and harbour mouth views.

Bathroom

In a white suite comprising panelled bath with shower over, low level wc, vanity wash basin, heated towel ladder, recessed spot lighting, tiled floor.

Second floor landing

Radiator, access to loft space.

Mater bedroom suite

12'7 x 9'9 (3.84m x 2.97m)

Range of mirror fronted fitted wardrobes, radiator, double glazed french doors leading to balcony.

Dressing area, with range of fitted wardrobes.

En-Suite shower room

In a white suite comprising tiled shower cubicle, vanity wash basin, low level wc, tiled walls, heated towel ladder, recessed spot lighting, double glazed window.

Bedroom Four

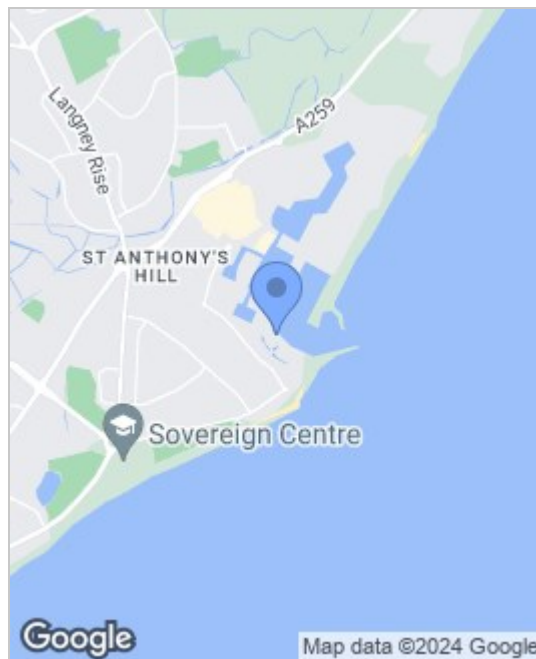
Radiator, double glazed window to front.

Front, driveway laid as paving.

Rear, Waterside garden providing stunning views.

HARBOUR CHARGE: Approx. £350 P.A.

ESTATE CHARGE: £270 PA Approx.



TOTAL FLOOR AREA : 1608 sq.ft. (149.4 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 as to their operability or efficiency can be given. Made with Metropac C0204

Energy Efficiency Rating		Current	Potential	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			
England & Wales		EU Directive 2002/91/EC	86	England & Wales		EU Directive 2002/91/EC	

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