

HUNT FRAME

ESTATE AGENTS



First Floor Flat 22 Gore Park Road, Eastbourne, BN21 1TQ Offers Over £179,950



A Two bedroom first floor converted flat located in popular OLD TOWN. Comprising large lounge, kitchen and bathroom, gas central heating. In need of some improvement.

Lease: 108 years remaining. Includes freehold of the building.

Maintenance: 50% as and when.



Communal Entrance Hall

Via communal front door. Personal front door to :

Entrance Hall

Stairs rising to first floor landing.

First Floor Landing

Period style balustrade. Radiator. Cupboard housing electric fuse board. Access to loft space.

Lounge

15' x 11' 7" (4.57m x 3.53m). Feature ornate iron original fireplace. Television point. Telephone point. Radiator. Bay window to front. Built-in original cupboard.

Kitchen

9' 5" x 8' 1" (2.87m x 2.46m). Fitted in a range of grey fronted eye and base level units and drawers with complementary work surface over. Inset stainless steel sink and single drainer. Built-in oven and four ring electric hob. Space and plumbing for washing machine. Space for fridge. Original ornate Victorian style fireplace. Wall mounted gas fired boiler. Radiator. Window to rear.

Bedroom One

11' 3" x 10' 6" plus recess (3.43m x 3.20m). Original ornate iron Victorian style fireplace. Built-in original cupboard. Radiator. Window to rear.

Bedroom Two

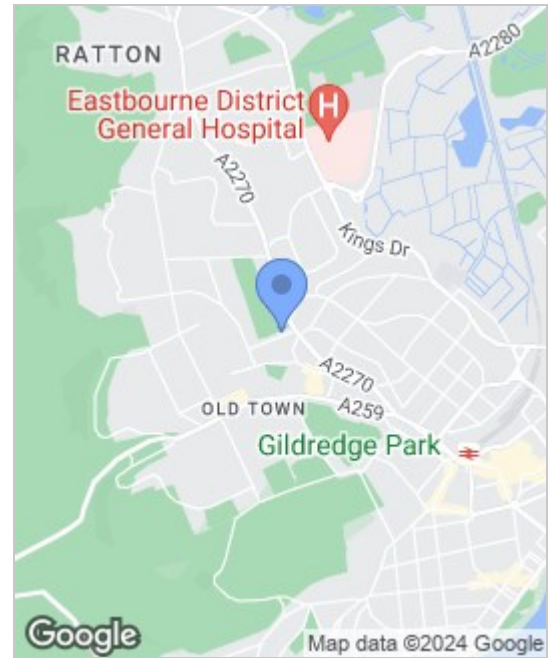
8' 7" x 6' (2.62m x 1.83m). Radiator. Window to front.

Bathroom

Recently installed in a white suite comprising panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Heated chrome towel ladder. Window to side. Part tiled walls.

Separate WC

Recently installed white low level WC. Part tiled walls. Window to side.



1ST FLOOR
APPROX. FLOOR AREA 609 SQ.FT. (56.5 SQ.M.)
TOTAL APPROX. FLOOR AREA 639 SQ.FT. (59.3 SQ.M.)

While every effort has been made to ensure the accuracy of the floor plan, contained here, measurements of stairs, windows, doors and fixtures, factors are represented and no responsibility is taken for any error, omission or misstatement. The plan is for general information only and should be used as such by any prospective purchaser. Please refer to the Energy Rating Certificate.

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		England & Wales		EU Directive 2002/91/EC	
		71	78			70	80

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.