

# HUNT FRAME

ESTATE AGENTS



## 13 Homeglade House St. Johns Road, Eastbourne, BN20 7PZ

£74,950



A ONE BEDROOM, first floor retirement apartment located on the first floor of this popular development close to Meads Village and seafront. Newly decorated and carpeted throughout, the flat is offered for sale in good condition throughout.



LEASE: 58 YEARS REMAINING  
 MAINTENANCE: £1721.47 PER HALF YEAR  
 GROUND RENT: £447.30 PER HALF YEAR

Communal front door with security entry phone to:

**Communal entrance hall**

Lift and stairs to first floor.

Front door to:

**Entrance Hall**

Security entry phone, door to airing cupboard.

**Lounge**

16'4 x 10'6 (4.98m x 3.20m)  
 Double glazed window to front, night storage heater, wall lights.

**Kitchen**

7'4 x 5'4 (2.24m x 1.63m)  
 Fitted in a range of wall and base mounted cupboards and drawers. Work tops with inset sink and single drainer unit. Spaces for cooker and fridge/freezer.

**Bedroom**

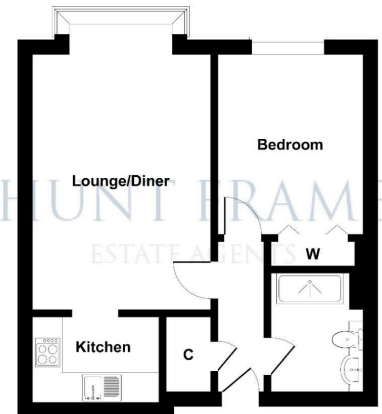
11'4 x 8'9 (3.45m x 2.67m)  
 Range of fitted furniture including wardrobes, dressing table with drawers below, night storage heater, double glazed window to front.

**Bathroom**

In a white suite comprising panelled bath with shower above, low level wc, pedestal wash basin, tiled walls, heated chrome towel ladder, wall mounted electric heater.



**13 Homeglade House**



Not to Scale. Produced by The Plan Portal on behalf of Hunt Frame. For Illustrative.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	78 81	<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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