

HUNT FRAME

ESTATE AGENTS



49 Salvador Close, Eastbourne, BN23 5TB

£189,950



A TWO BEDROOM, top floor flat located within the sought after SOUTH HARBOUR. Comprising Lounge, Kitchen with appliances, two bedrooms and bathroom. Also benefitting from gas central heating, double glazed windows and an ALLOCATED PARKING SPACE. Recently decorated throughout. NO CHAIN.



Communal front door to:

Communal Entrance Hall
Stairs to second (top) floor.

Front door to:

Entrance Hall
Security entry phone, door to airing cupboard, recessed spot lights

Lounge 15 x 12'6
Double glazed window, radiator.

Kitchen 11 x 6'3
Fitted in a range of wall and base mounted cupboards and drawers. Inset sink and drainer unit. Carousel unit with butchers block. Built in oven and hob with extractor hood above. Integrated fridge/freezer. Washing machine.
Concealed gas fired boiler, under unit lighting. Double glazed window.

Bedroom One 17'2 x 8'9
Range of fitted wardrobes, radiator, double glazed window.

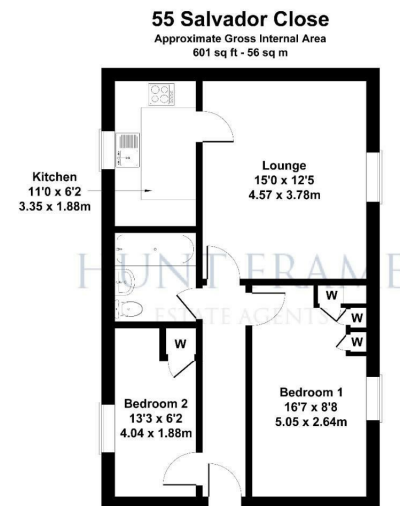
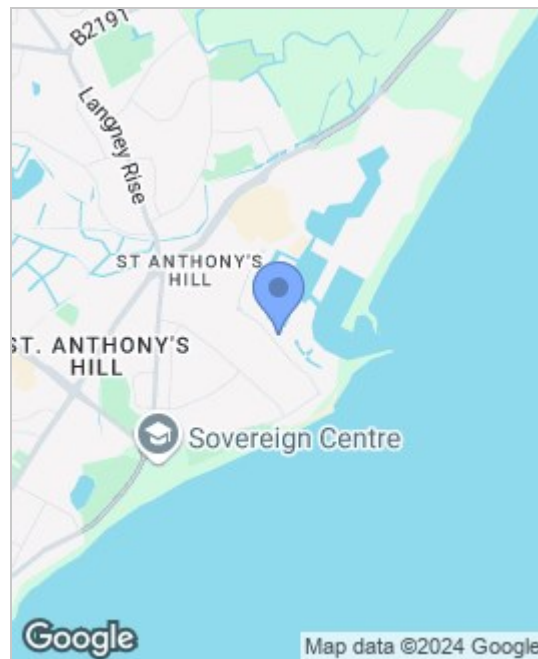
Bedroom Two 13'6 narrowing to 10'7 x 6'3
Radiator, double glazed window.

Bathroom
In a white suite comprising panelled bath with shower above, low level wc, wash basin, wall mounted cabinet, radiator, double glazed window.

Allocated parking space.

LEASE: 125 YEARS FROM 1ST APRIL 2001
MAINTENANCE: £125 PER MONTH
GROUND RENT £75 PA
HARBOUR CHARGE £340 PA (APPROX).

NB Under the estate agents act, we are bound to disclose that the owner of this property is employed at Hunt Frame estate agents.



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

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
England & Wales	EU Directive 2002/91/EC	71	England & Wales
		76	EU Directive 2002/91/EC

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