

HUNT FRAME

ESTATE AGENTS



7 Eversfield House 34 The Avenue, Eastbourne, BN21 3YQ

£199,500



A SECOND FLOOR, TWO BEDROOM, purpose built flat located close to Eastbourne town centre and railway station. Comprising 23'2 LOUNGE/DINING ROOM, KITCHEN, SHOWER ROOM, DOUBLE GLAZING and GAS CENTRAL HEATING.



Communal front door with security entry phone to:

Communal entrance hall

Lift to second floor, front door to:

Entrance Hall

Security entry phone, radiator, door to airing cupboard.

Kitchen

8'8 x 8' (2.64m x 2.44m)

Fitted in a range of wall and base mounted cupboards and drawers. Work tops with inset sink and single drainer unit. Space for cooker with extractor hood above. Space and plumbing for washing machine. Space for fridge. Double glazed window.

Lounge/Dining Room

23'2 x 10'5 narrowing to 8'8 (7.06m x 3.18m narrowing to 2.64m)

Double glazed window, 2 radiator, TV point.

Bedroom One

15'5 x 10' (4.70m x 3.05m)

Two radiators, double glazed windows to two sides.

Bedroom Two

12' x 7'1 (3.66m x 2.16m)

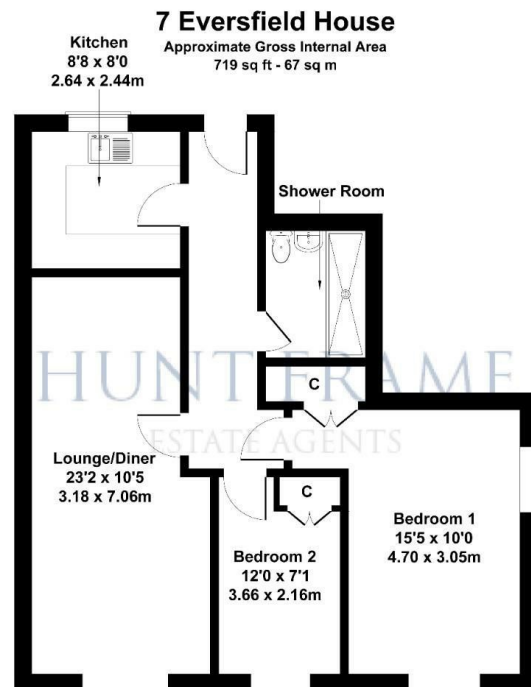
Radiator, double glazed window.

Shower Room

In a suite comprising shower cubicle, low level wc, pedestal was basin, heated towel rail.

Lease: 999 years from 1975

SHARE OF FREEHOLD



Not to Scale. Produced by The Plan Portal 2024 For Illustrative Purposes Only.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
83	83		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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