

# HUNT FRAME

ESTATE AGENTS



**3 13 St. Aubyns Road, Eastbourne, BN22 7AS**

**£150,000**



A TWO BEDROOM, TOP FLOOR FLAT, located within 100 yards of Eastbourne seafront. Presented in good decorative order throughout, the flat benefits from double glazing and gas central heating.



Communal front door with security entry phone to:

Communal Hallway

Stairs to first floor, front door to:

Entrance Hall

Stairs up to top floor.

### Landing

Radiator, security entry phone, built in cupboard.

### Lounge

13 x 12'1 (3.96m x 3.68m)

Radiator, double glazed window to front, wood effect flooring.

### Kitchen

9'1 x 5 (2.77m x 1.52m)

Fitted in a range of wall and base mounted cupboards and drawers. Inset circular sink and single drainer unit. Built in oven, hob and extractor. Space and plumbing for washing machine, space for fridge/freezer, double glazed window to front.

### Bedroom One

11'9 x 11'6 (3.58m x 3.51m)

Radiator, double glazed window to rear.

### Bedroom Two

9 x 8'2 (2.74m x 2.49m)

Radiator, double glazed window to rear.

### Bathroom

In a white suite comprising panelled bath with shower above, wash basin and low level wc, heated towel rail.

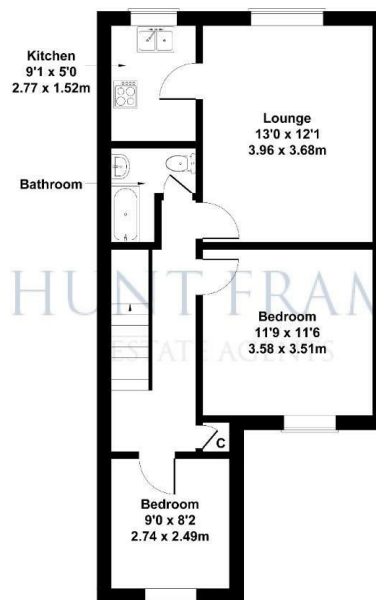
NB A section 13 rent increase has been served to increase the rent to £1000 per month.

Lease: 125 years from 11th January 2008



### 3 13 St Aubyns Road

Approximate Gross Internal Area  
586 sq ft - 54 sq m



### GROUND FLOOR

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			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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.

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