

# HUNT FRAME

ESTATE AGENTS



## Flat 5, 1 Enys Road, Eastbourne, BN21 2DG

**Offers Over £135,000**



A well presented, spacious top (3rd) floor converted apartment with ONE DOUBLE BEDROOM, modern kitchen, bathroom, 14'6 x 13'7 LIVING ROOM and a long lease. Located in the popular Upperton area, within half mile of the railway station. Also benefiting from double glazing and gas central heating. Viewing recommended by HUNT FRAME, sole agents. CHAIN FREE



COMMUNAL ENTRANCE

Communal entrance door, staircase to the upper floors.

HALLWAY

Entrance door with spy hole into the spacious hallway, room for freestanding furniture/storage, doorway to an inner lobby (to bathroom and bedroom) further access to the sitting room and kitchen.

SITTING ROOM

14'6 x 13'7 (4.42m x 4.14m)  
Spacious reception room with matching double glazed windows to the front elevation with far reaching over rooftop views, radiator, central fireplace with wooden surround, picture rails.

KITCHEN

10'9 x 8'9 (3.28m x 2.67m)  
Modern kitchen with a range of floor standing and wall mounted units with complementary roll edge worktop space, inset stainless steel sink unit with mixer tap and drainer, part tiled walls, breakfast bar area, radiator, wood effect vinyl flooring, wall mounted boiler, space for a freestanding cooker, radiator, UPVC double glazed window to the front aspect, again with distant over rooftop views.

INNER HALL

Lobby with doors to bedroom and bathroom.

BATHROOM

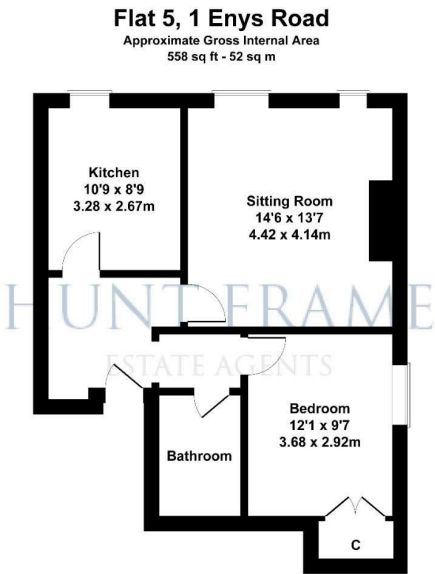
Fitted with a white suite of panelled bath with shower attachment, low-level WC, pedestal wash hand basin, tiling to walls, radiator, wood effect vinyl flooring, mirror fronted cabinet, extractor fan.

DOUBLE BEDROOM

12'1 x 9'7 (3.68m x 2.92m)  
Double glazed window to the side aspect with over rooftop South Downs views, radiator, fitted recessed double storage cupboard with further cupboards above.

OUTGOINGS

LEASE: 125 YEARS FROM 24TH OF JUNE 2016  
MAINTENANCE: £985 TWICE YEARLY  
JUNE & DECEMBER (£1,970 PA )  
GROUND RENT £200 PA  
COUNCIL TAX BAND A



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			Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> 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 <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 firms employment has the authority to make or give any representation or warranty in respect of the property.