

# HUNT FRAME

ESTATE AGENTS



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## 72 Royal Sovereign View, Eastbourne, BN23 6EQ

£159,950



ONE BEDROOM PURPOSE BUILT FLAT WITH SEA VIEWS. Conveniently located within 100 yards of Eastbourne's picturesque seafront. Benefiting from a DOUBLE BEDROOM, MODERN KITCHEN & BATHROOM and a lovely RECEPTION ROOM with excellent views. An added feature includes ALLOCATED PARKING.

Close to the ever popular Sovereign Harbour, with its array of boutique shops, restaurants and cafes. The property is within walking distance of the beach and close to bus routes and trunk roads, in and out of Eastbourne.



COMMUNAL ENTRANCE

Staircase rising to the second floor, entrance door into the apartment.

HALLWAY

With large storage cupboard, entry phone system, electric heater, doors off to the reception room, bedroom and bathroom.

SITTING ROOM

13'9 x 11'3 (4.19m x 3.43m)

Reception room with dining area, UPVC double glazed window to the side elevation with distant sea views, central fireplace surround with mantle and stone hearth, electric heater, door to the kitchen.

KITCHEN

11'2 x 7'10 (3.40m x 2.39m)

Fitted with a range of contemporary floor standing and wall mounted units with roll edge workshop space, space for an upright fridge/freezer, plumbing and space for a washing machine and space for a freestanding cooker, tiled splashbacks, inset stainless steel sink unit with mixer tap and drainer, further under counter appliance spaces, UPVC double glazed window to the side elevation with sea views.

DOUBLE BEDROOM

10'8 x 8'5 (3.25m x 2.57m)

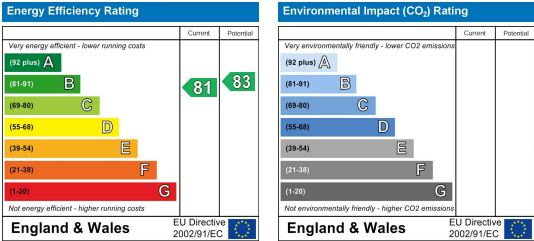
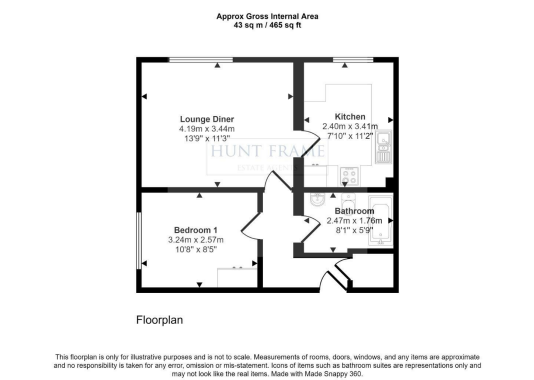
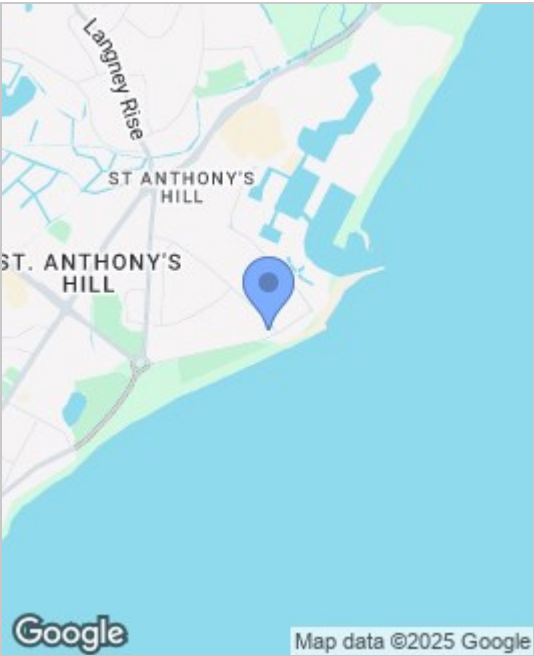
Double bedroom with a UPVC double glazed window to the front elevation, large fitted double wardrobe, wall mounted electric heater.

MODERN BATHROOM

Comprising of a white suite of panelled bath with low-level WC and wash hand basin, fully tiled walls, light with shaver point, extractor fan, wall mounted dimplex heater.

OUTGOINGS

LEASE: 999 YEARS FROM 25/12/1987 - 962 REMAINING  
MAINTENANCE: Approximately £1,200 to £1,500 per year  
COUNCIL TAX BAND: B



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