

# HUNT FRAME

ESTATE AGENTS



## 25 San Juan Court, Eastbourne, BN23 5TP

Price Guide £500,000



GUIDE PRICE £500,000 - £525,000. An exceptional town house (with VIRTUAL TOUR) enjoying a superb position providing OUTSTANDING DIRECT SEA & HARBOUR VIEWS. The property is arranged over four floors and benefits from IMPRESSIVE and VERSATILE accommodation and could provide upto FIVE BEDROOMS if required. The GARDENS have been LANDSCAPED and DIRECTLY BACK ONTO THE PROMENADE, BEACH and HARBOUR. Only an internal inspection will convey the true merits of this outstanding home and its location.

Adjacent to the beach and within a short, level walk of the harbour with its multitude of bars, restaurants and shops. Eastbourne's Town Centre is only a short drive away and there are numerous leisure activities within close proximity. Highly recommended by Hunt Frame.



ENTRANCE

Wooden glazed entrance door into hallway.

HALLWAY

Large furniture/storage recess, double and single storage cupboards, doors allowing access to the garage, shower room, bedroom5/reception, staircase rising the first floor.

SHOWER ROOM

With low level WC and concealed cistern, wall mounted wash hand basin, part tiling to walls, ladder style radiator, enclosed shower cubicle with shower unit being fully tiled with hinged door drive to front, light with shaver point and mirror.

BEDROOM 5/RECEPTION

14'7 x 7'9 (4.45m x 2.36m)  
Reception 5/bedroom with wood effect laminate flooring, sink unit with mixer tap with cupboards beneath, a versatile room and considered excellent for use as either storage or for occasional bedroom use.

FIRST FLOOR

Staircase rising to the first floor, doors of to the sitting room and WC, doorway to the kitchen.

KITCHEN

14'8 x 8'11 (4.47m x 2.72m)  
Extensive range of wall mounted and floor standing cupboards with complementary worktop space, porcelain circular sink unit with mixer tap and drainer, plumbing and space for a washing machine and dryer, AEG single oven with four ring gas hob and canopied extractor above with stainless steel splashback, space for upright fridge/freezer, open fronted display/storage cupboards, wood effect laminate flooring, double glazed patio doors to the front aspect overlooking and giving access to the Juliette balcony.

SITTING/DINING ROOM

17'5 x 14'9 (5.31m x 4.50m)  
Lovely L- shaped sitting room with a principal seating area with wood effect laminate flooring, double glazed picture windows to the rear and matching double glazed patio doors both with direct views over the gardens, Harbour and coast beyond, recessed dining area, radiator.

SEPARATE WC

Low level WC with a concealed cistern, part tiling to walls, wall mounted wash hand basin, ladder style radiator, mirror.

SECOND FLOOR

Staircase rising to the second floor, doors of to two bedrooms and bathroom, airing cupboard.

BEDROOM 2

14'6 x 10'11 (4.42m x 3.33m)  
Lovely double bedroom with recessed double wardrobes, radiator, wood effect laminate flooring, matching double glazed windows to the rear elevation with simply stunning Harbour and channel views.

BEDROOM 3

14'5 x 9'1 (4.39m x 2.77m)  
(currently used as a second reception room)  
Wood effect laminate flooring, radiator, matching double glazed windows to the front aspect overlooking the square/mews.

FAMILY BATHROOM

Comprising of a panelled bath with a low level WC with a concealed cistern, wash hand basin with worktop space, ladder style radiator, part tiling to walls, light with shaver point and mirror.

THIRD FLOOR

Staircase rising to the third floor, radiator, loft access, doors of two further bedrooms.

MASTER BEDROOM

14'8 x 10'5 (4.47m x 3.18m)  
Of excellent proportions with space for freestanding wardrobes/furniture, radiator, arch to a dressing area with fitted double and single wardrobes, UPVC patio doors with matching windows to the side, overlooking and giving access to the balcony with lovely harbour and coastal views.

EN-SUITE

Comprising of an enclosed shower cubicle with shower unit, tiling to walls, wash hand basin with work top space, ladder style radiator, recessed ceiling lighting, extractor fan, light with shaver point, mirror.

BALCONY/TERRACE

14'8 x 5'1 (4.47m x 1.55m)  
Delightful balcony/terrace with steel balustrading to the front with brick walls to both flanking elevations with lovely, uninterrupted direct elevated harbour and channel views.

BEDROOM 4

9'3 x 8'6 (2.82m x 2.59m)  
Wood effect laminate flooring, radiator, double glazed window to the front aspect overlooking the square/mews.

OUTSIDE - GARDENS

Initially laid with a decked terrace with a path that leads to the gated rear access, with access directly onto the promenade and beach, lawn laid with artificial grass, walled boundaries with steel balustrading, considered ideal for daytime/evening entertainment and alfresco dining with superb unrestricted Harbour and channel views.

GARAGE

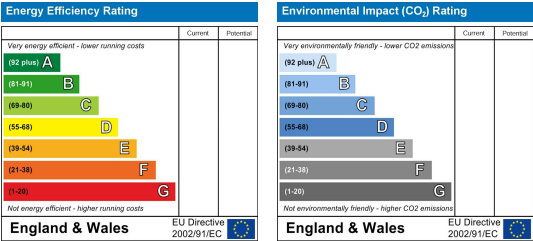
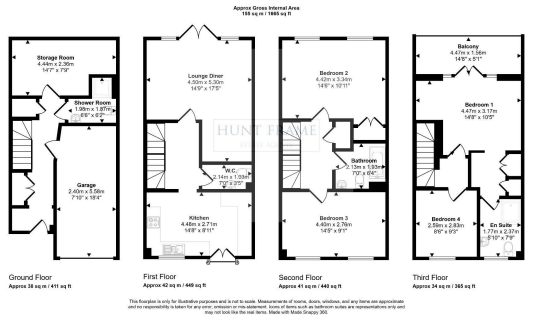
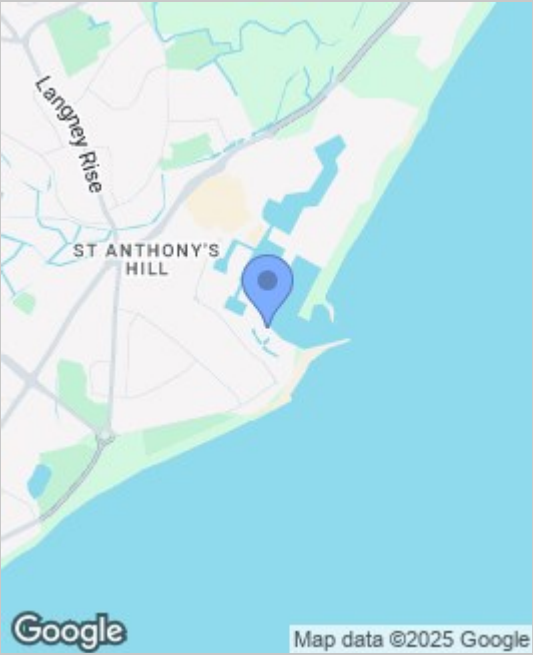
18'4 x 7'10 (5.59m x 2.39m)  
Up and over door to the front aspect, power and light, personal door to the hallway.

OFF ROAD PARKING

Two dedicated off road parking spaces to the front aspect.

OUTGOINGS

Harbour charge: £350.00 per annum (approx)  
Estate charge: £270.00 per annum (approx)  
Council Tax Band: F



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