

HUNT FRAME

ESTATE AGENTS



Flat 1, 1 De Roos Road, Eastbourne, BN21 2QA

Price Guide £169,950



A PURPOSE BUILT, DOUBLE BEDROOM, GROUND FLOOR APARTMENT (with VIRTUAL TOUR) with GARAGE. Offered CHAIN FREE with accommodation that consists of an ENTRANCE HALL, DUAL ASPECT SITTING ROOM, DOUBLE BEDROOM, SPACIOUS KITCHEN and SHOWER ROOM. GARAGE and RESIDENTS PARKING to the side of the building. GOOD LEASE and MAINTENANCE.

De Roos Road is well placed for the facilities of Old Town and Eastbourne Town Centre. The town centre includes mainline railway services to London Victoria, the new Beacon shopping centre and the seafront beyond. Scenic downland countryside can be found just to the west and a wide range of sporting facilities in Eastbourne are readily available.



COMMUNAL ENTRANCE

Communal entrance, stairs to the upper floors, entrance door to the ground floor apartment, door with spy hole to hallway.

HALLWAY

Entry phone system, large hanging cloaks cupboard, further cupboard with lagged cylinder and water tank above, doors off to the bedroom, bathroom, kitchen and sitting room.

SITTING ROOM

16'3 x 9'3 (4.95m x 2.82m)

Dual aspect with UPVC double glazed windows to the front and side elevations, with the former having views over the front gardens and entrance, electric heater and night storage heater.

KITCHEN

10'7 x 9'1 (3.23m x 2.77m)

Featuring a range of floor standing and wall mounted units with roll edge worktop space, space for a freestanding cooker, plumbing space for a washing machine, space for an upright fridge/freezer, laminate flooring, part tiling to walls, UPVC double glazed window overlooking the rear communal gardens, electric heater.

DOUBLE BEDROOM

12'6 x 9'3 (3.81m x 2.82m)

UPVC double glazed windows to the front aspect, wall mounted electric heater.

SHOWER ROOM

Recently refitted with a large walk in shower unit with screen and Triton shower unit, fully tiled walls, pedestal wash hand basin, low level WC, mirror fronted cabinet, electric heater, UPVC double glazed patterned window to the rear elevation.

GARAGE

Situated in a block of three to the side of the property (far right) with an up and over door.

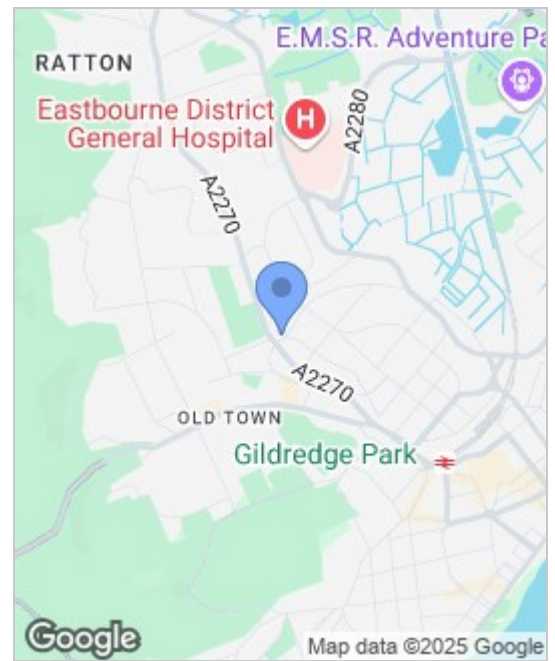
PARKING

Residents parking on a first come, first served basis, situated to the side of the building.

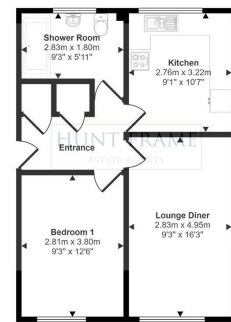
OUTGOINGS

LEASE: 189 YEARS FROM 01/04/1976 - 140 YEARS REMAINING

MAINTENANCE: APPROX £950 PER ANNUM
COUNCIL TAX BAND: B



Approx Gross Internal Area
48 sq m / 515 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Views of items such as bathroom suites are representations only and may not look like the real items. Made with Madis Strategy 360.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions
		72	
		50	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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