

HUNT FRAME

ESTATE AGENTS

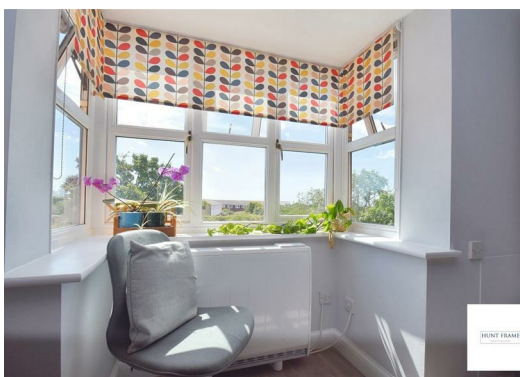


51 Snowdon Close, Eastbourne, BN23 8HW

Offers Over £150,000



Well presented and updated, PURPOSE BUILT TOP FLOOR FLAT with an ALLOCATED PARKING SPACE having been refurbished by the current owners with a REFITTED KITCHEN, DOUBLE BEDROOM and UPDATED SHOWER ROOM, along with TWO NEWLY INSTALLED ELECTRIC HEATERS and also having been redecorated throughout. Located on the SECOND FLOOR and situated in close proximity to Langney Shopping Centre and comes highly recommended by sole agents HUNT FRAME.



COMMUNAL ENTRANCE

Communal entrance with a staircase rising to the second floor, wooden entrance door with spy hole into hallway.

HALLWAY

Updated flooring, newly installed Quantum dimplex electric heater, entryphone system, large storage cupboard, second storage cupboard, doors off to the bedroom, sitting room/kitchen and shower room.

DOUBLE BEDROOM

10'2 x 9'11 (3.10m x 3.02m)
Double bedroom facing the rear aspect, built in wardrobe cupboards with mirrored fronted doors with hanging and shelving space, electric heater, double glazed window to the rear aspect with a tree lined, distant views, second double wardrobe providing excellent additional storage,

SHOWER ROOM

Refitted shower room with a large enclosed shower cubicle with a sliding door to the front with twin headed rainfall shower system, fully tiled walls with a display/storage recess, floating WC with concealed cistern, wall mounted wash hand basin with contemporary mixer taps, ladder style radiator, built-in storage system with shelving, tiled floor, ceiling extractor, recessed ceiling lights.

OPEN PLAN
RECEPTION/KITCHEN

22'4 x 9'9 (6.81m x 2.97m)
RECEPTION - Double glazed bay window to the rear aspect with tree line, distant South Downs views, newly installed Quantum Dimplex heater, wood effect laminate flooring, open to the kitchen area.

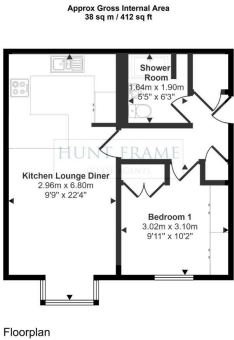
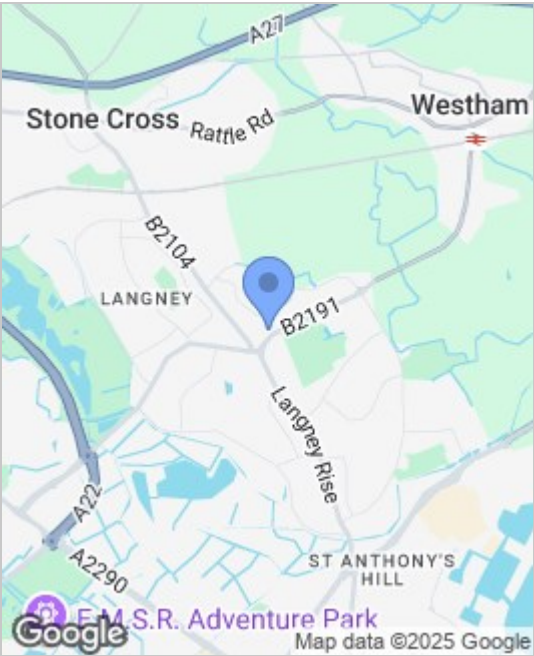
KITCHEN - Fitted with a range of gloss white fronted floor standing and wall mounted units with under unit lighting, breakfast bar area, plumbing and space for a washing machine, integral dishwasher and fridge/freezer, inset one and a half bowl sink unit with contemporary mixer tap, worktop space, acrylic splashbacks, fitted single electric oven with four ring induction hob over and extractor unit, fitted stainless steel microwave oven.

OUTSIDE

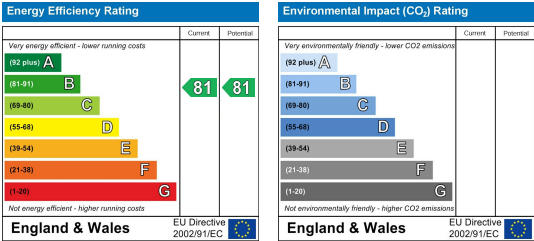
Allocated parking space to the rear of the building.

OUTGOINGS

LEASE: 150 YEARS FROM 01/01/1989 113 YEARS REMAINING
MAINTENANCE: £1387 PER ANNUM FOR 2025
GROUND RENT: £200 PER ANNUM
COUNCIL TAX BAND: A



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 misstatement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 360.



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