

HUNT FRAME

ESTATE AGENTS



11 Bourneside Court, Eastbourne, BN21 3ET

Price Guide £149,950



SEA VIEWS and CHAIN FREE.

LIGHT and SPACIOUS, SECOND FLOOR PURPOSE BUILT APARTMENT. Benefiting from a SPACIOUS SITTING ROOM with BALCONY, KITCHEN and TWO DOUBLE BEDROOMS and BATHROOM.

Located within easy, level reach of Eastbourne's seafront and close to the town centre, which offers a wealth of shops and transport links including a mainline station providing links to both London and Brighton. The property also benefits from having a LONG LEASE and a SHARE IN THE FREEHOLD.



COMMUNAL ENTRANCE

Staircase to the upper floors, entrance door into number 11 and lobby.

LOBBY

With a large storage cupboard with sliding doors to the front, electric meter and fuse box, glazed door to the sitting room.

SITTING ROOM

16'0 x 15'0 (4.88m x 4.57m)
Spacious reception room with electric heater. UPVC double glazed windows to the front aspect with direct sea views, sliding double glazed patio doors to the balcony. Door to the inner hallway and arch to the kitchen.

BALCONY

Enclosed balcony with balustrading with sea views.

KITCHEN

13'3 x 8'1 (4.04m x 2.46m)
Range of floor standing and wall mounted units with worktop space, inset sink unit with mixer taps, inset electric oven with hob and extractor above, part tiling to walls with supplementary mosiac tiling, plumbing and space for a washing machine, space for breakfast table, double glazed window to the rear elevation.

INNER HALL

Door from the sitting room, access to the airing cupboard, doors off to both bedrooms and bathroom.

BEDROOM 1

15'4 x 10'3 (4.67m x 3.12m)
UPVC double glazed windows to the side elevation, electric heater, fitted double wardrobes with storage above, further storage cupboard to the side.

BEDROOM 2

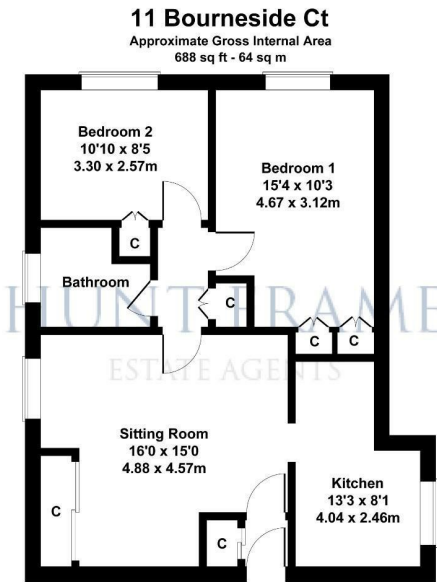
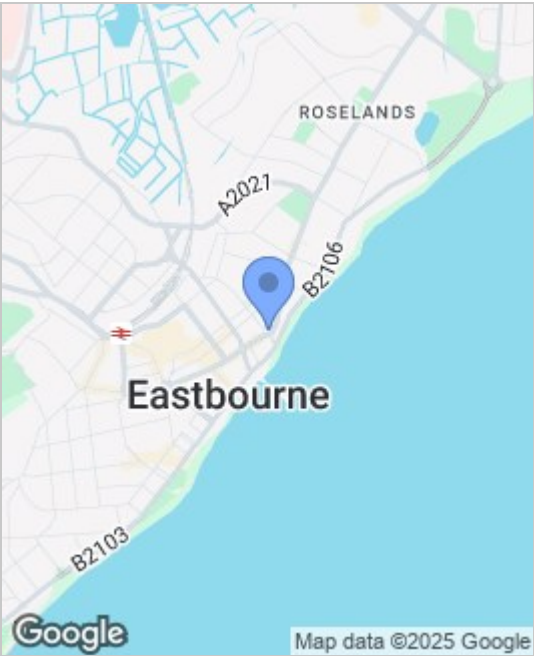
10'10 x 8'5 (3.30m x 2.57m)
UPVC double glazed window to the side elevation, electric heater.

BATHROOM

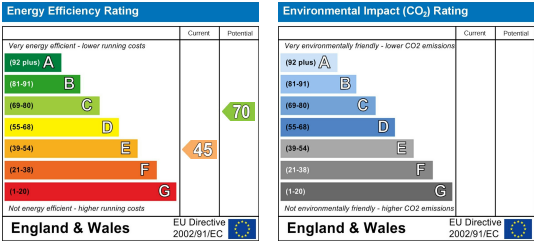
Comprising of a white suite with bath and shower attachment over, ladder style radiator, WC with concealed cistern, wash hand base set in a vanity unit with cupboard beneath with adjacent cupboards, part tiled walls, wall mounted mirror, UPVC double glazed patterned window to the front elevation.

OUTGOINGS

LEASE: 999 YEARS FROM 25/12/2001 - 976 YEARS REMAINING
MAINTENANCE: APPROX £2100 PA
GROUND RENT: NIL
COUNCIL TAX BAND ; B



Not to Scale. Produced by The Plan Portal on behalf of Hunt Frame.
For Illustrative.



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