



## 46 Grand Court King Edwards Parade, Eastbourne, BN21 4BX

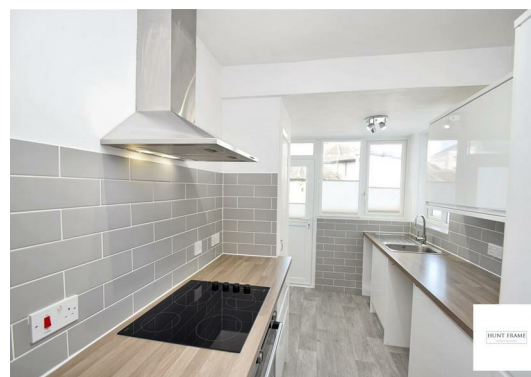
### Price Guide £300,000



GUIDE PRICE £300,000 TO £310,000

ENJOYING SOME OF THE FINEST SEA VIEWS IN EASTBOURNE this FRONTLINE PROPERTY, is located on the SECOND FLOOR of this PRESTIGIOUS PURPOSE BUILT BLOCK with TWO BEDROOM accommodation that includes TWO BALCONIES, a REFITTED KITCHEN and a REFITTED BATHROOM (with VIRTUAL TOUR). Offered to the market CHAIN FREE by SOLE AGENTS HUNT FRAME and RARELY AVAILABLE.

Enviably located just to the west of Eastbourne town centre and directly on Eastbourne's seafront. Close to the town's popular theatres and Town Centre which provides a principal shopping thoroughfare and newly constructed Beacon Centre, as well as mainline rail services to London Victoria. Sporting facilities in the area include both indoor and outdoor tennis, three golf courses and one of the largest sailing marinas in the South East.



COMMUNAL ENTRANCE

Remote fob entrance, communal stairs and lift to the upper floors.

HALLWAY

Parquet flooring, storage cupboard, video entryphone system, telephone point, doors off to the sitting room, both bedrooms, bathroom and kitchen.

SITTING ROOM

Stunning sea and coastal views over the lawned seafront gardens, electric radiator, double glazed door to the balcony.

REFITTED KITCHEN

Refitted with a range of gloss fronted cupboards with a range of work surfaces, inset stainless steel sink unit with mixer, integrated appliances to include an electric fan oven with hob and extractor unit above, integrated fridge and freezer, plumbing and space for a washing machine and dishwasher, fitted larder cupboard, integral rubbish chute, airing cupboard with the hot water cylinder, double glazed window to the rear elevation, with a double glazed allowing access to the balcony 2 and service lift.

BEDROOM 1

Double glazed window to the front aspect with glorious direct views over the promenade, coast, down towards to the pier and beyond and to the west across the wish tower slopes and up to Holywell and Meads, electric radiator.

BEDROOM 2

Double glazed window to the rear elevation, electric radiator.

REFITTED KITCHEN

REFITTED BATHROOM

Comprising of a white suite of a panelled bath with shower attachment over, wash hand basin, low level Wc, heated towel rail, part tiling to walls, double glazed window.

BALCONY 1

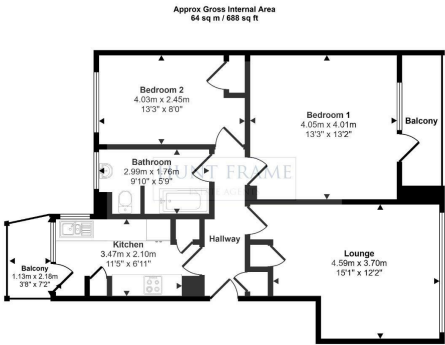
Commanding lovely sea and coastal views.

BALCONY 2

Overlooking the rear aspect of the building with partial views.

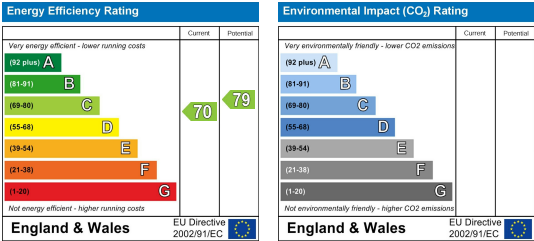
OUTGOINGS

LEASE: 999 YEARS WITH A SHARE IN THE FREEHOLD DRAWN UP ON 25/12/1989 - 965 YEARS REMAINING  
MAINTENANCE: APPROX £4000 PER ANNUM  
COUNCIL TAX BAND: D



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.