



## 42 Gannet House Hartington Place, Eastbourne, BN21 3BL

Price Guide £195,000



HUNT FRAME ESTATE AGENTS are proud to offer with this delightful apartment which forms part of this popular block. TWO BEDROOM EIGHTH FLOOR apartment which has the benefit of a SUPERB SEA VIEWS from the BALCONY and SITTING ROOM. Offered now CHAIN FREE, the accommodation also comprises of a FITTED KITCHEN and a REFITTED BATHROOM. Externally the property also has the benefit of ALLOCATED PARKING.

The apartment sits close to Eastbourne's Town Centre and mainline rail link and is within a short, level walk of the beach and promenade. The property also has the benefit of having a SHARE IN THE FREEHOLD.



COMMUNAL ENTRANCE

Communal entrance with staircase and lift to upper floors door to entrance hall

HALLWAY

Entrance door with spy hole, airing cupboard with hot water cylinder, additional cupboards to the side, entry phone system, doors off to the bathroom, both bedrooms, kitchen and sitting room, two electric heaters.

SITTING ROOM

12'5 x 12'4 (3.78m x 3.76m)  
Dual aspect sitting room with stunning views across both elevations down and along the coast and directly TO the promenade and English Channel, electric heater, sliding UPVC double glazed patio doors with glazed panels to THE side, allowing lovely views and access to the balcony.

BALCONY

10'0 x 4'4 (3.05m x 1.32m)  
Tiled flooring, reinforced glazing, direct coastal views down and across Eastbourne and beyond.

KITCHEN

9'2 x 7'4 (2.79m x 2.24m)  
Range of fitted floor standing and wall mounted cupboards with work top space, inset stainless steel sink unit with drainer, plumbing and space for a washing machine, space for a freestanding cooker, partly tiled walls, breakfast bar area, UPVC double glazed window to the side elevation, with lovely views.

BEDROOM 1

16'9 x 12'8 (5.11m x 3.86m)  
UPVC double glazed window to the side elevation, again with lovely elevated views, electric heater.

BEDROOM 2

9'2 x 6'8 (2.79m x 2.03m)  
UPVC double glazed window to the side elevation with views, electric heater.

FAMILY BATHROOM

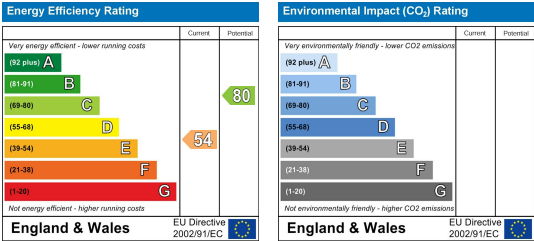
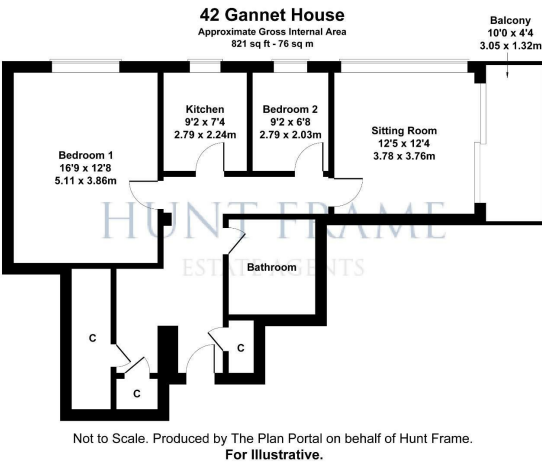
Refitted bathroom with a white suite of a pannelled bath with shower attachment, low level Wc and wash hand basin, tiling to walls, electric radiator.

PARKING

Allocated parking space to the front of the building, denoted by the letter G.

OUTGOINGS

LEASE: 999 YEARS FROM 29/09/1986  
WITH 960 YEARS REMAINING  
MAINTENANCE: APPROXIAMATELY £3452 PER ANNUM - PAID SIX MONTHLY  
COUNCIL TAX BAND: C



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