

HUNT FRAME

ESTATE AGENTS

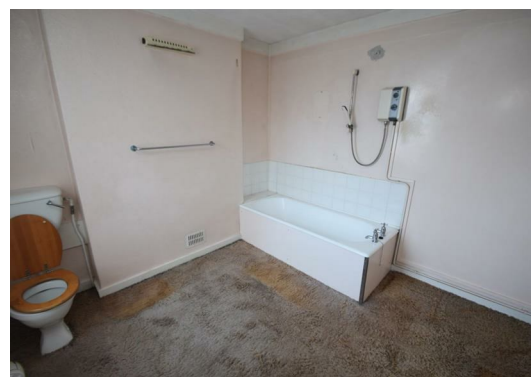
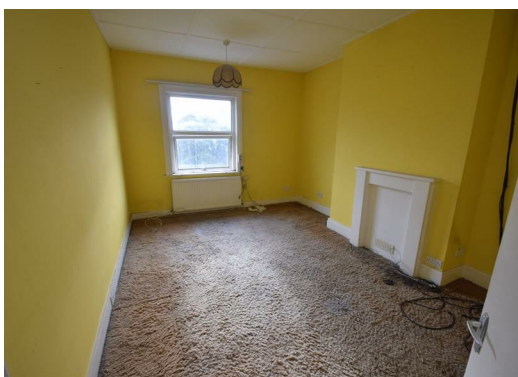


7 Hyde Gardens, Eastbourne, BN21 4PN

Offers Over £100,000



****GUIDE PRICE £100,000 - £110,000**** HUNT FRAME ESTATE AGENTS are proud to offer with the OPPORTUNITY TO RE-DEVELOP this one bedroom top floor flat. The layout would allow for it to become two bedrooms (subject to necessary consents). Available with vacant possession and benefitting from a NEWLY EXTENDED LEASE.



Communal front door with security entry phone to:

Communal Entrance Hall

Stairs to second floor, front door to:

Split level entrance hall

Radiator, access to loft space. Security entry phone.

Lounge

15'6 x 10'10 (4.72m x 3.30m)
Radiator, double glazed window to front.

Kitchen/Dining Room

17'5 x 12'8 (5.31m x 3.86m)
Range of units and drawers. Work tops with inset sink. Built in double oven and hob. Radiator, door to airing cupboard. Double glazed window to rear.

Bedroom

15'5 x 9'8 (4.70m x 2.95m)
Radiator, double glazed window to front.

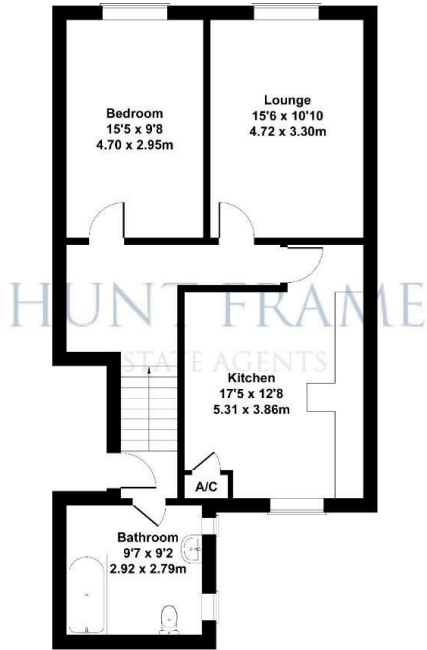
Bathroom

9'7 x 9'2 (2.92m x 2.79m)
Suite comprising panelled bath with shower over, low level wc, wash basin, radiator, window to side.

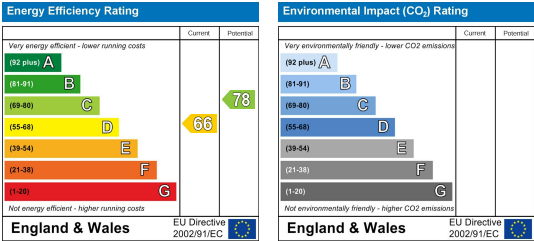
New 125 year lease.
Maintenance as and when.



3 7 Hyde Gardens
Approximate Gross Internal Area
762 sq ft - 71 sq m



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



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.