

# HUNT FRAME

ESTATE AGENTS



## 11 Preston Court 30 Upper Avenue, Eastbourne, BN21 3ZE Offers In Excess Of £175,000



An extremely well presented two bedroom top floor flat, with lift, which has been updated and refurbished by the current owner over recent months. Located conveniently for the town centre and railway station, and benefitting from residents parking, double glazing, electric heating and a long lease.



## COMMUNAL ENTRANCE

### HALL

With lift and stairs to upper floors.

## PRIVATE ENTRANCE

Security intercom, wood effect laminate flooring.

## LIVING ROOM/KITCHEN

18'2 max x 12'4 (5.54m max x 3.76m)

Two double glazed windows to front with views over roof tops, electric ceramic heater, television point.

**KITCHEN AREA.** Fitted with a range of wall and base mounted units with work surfaces and tiled splash backs. Single drainer stainless steel sink unit, fitted electric oven and hob. Integrated washing machine/dryer and refrigerator/freezer (installed 2023).

## BEDROOM 1

10'1 x 8'7 (3.07m x 2.62m)

Double glazed window with views over roof tops, electric panel heater.

## BEDROOM 2

12'5 x 8'7 max (3.78m x 2.62m max)

Double glazed window, electric panel heater.

## BATHROOM

Fitted with a white suite comprising 'P' shaped bath with shower and screen, low level wc, hand basin with vanity cupboard. Extractor fan, shaver point, fan heater, partly tiled walls.

## RESIDENTS PARKING

Located at the rear of the building, with bicycle rack and bin stores.

## TENURE AND OUTGOINGS

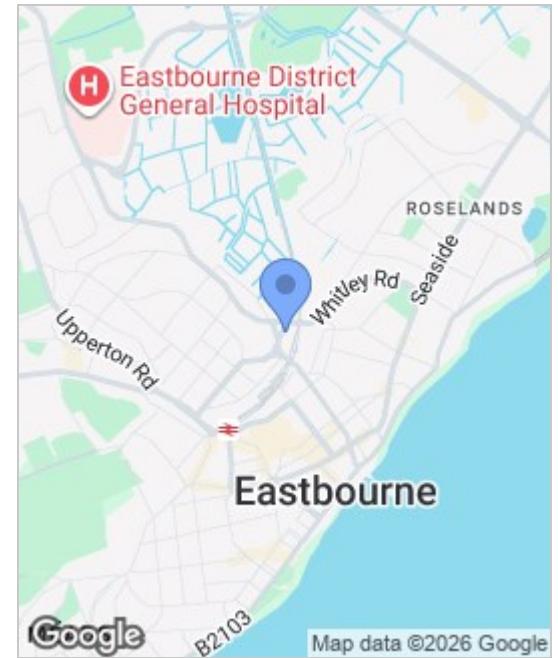
Council Tax Band B

Lease 140 years remaining

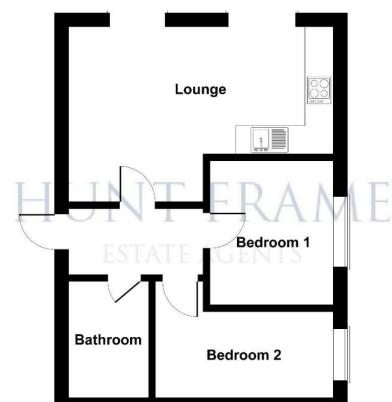
Ground Rent £0

Buildings Insurance £223.95 PA

Maintenance £658.80 twice yearly



11 Preston Court



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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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