

HUNT FRAME

ESTATE AGENTS



20 Ensenada Reef, Eastbourne, BN23 5AF

Offers In The Region Of £325,000



UNINTERRUPTED COASTAL & SEA VIEWS from this HUGELY IMPRESSIVE, SECOND FLOOR, CHAIN FREE APARTMENT. situated on the NORTH HARBOUR, in an ATTRACTIVE BLOCK, the property benefits from a SPACIOUS DUAL ASPECT RECEPTION with STUNNING VIEWS to the REAR, over the BALCONY, a MODERN KITCHEN, TWO DOUBLE BEDROOMS and very well appointed FAMILY BATHROOM and EN-SUITE. Outside, there is an ALLOCATED PARKING SPACE and PRIVATE, LARGE STORAGE SPACE.

Adjacent to the beach and within a short, level walk of the harbour with its multitude of bars, restaurants and shops. Eastbourne's Town Centre is only a short drive away and there are numerous leisure activities within close proximity. Highly recommended by Hunt Frame.



COMMUNAL ENTRANCE

Communal entrance, staircase to the second floor, with direct channel views on the half landings.

ENTRANCE

Entrance door to hallway, wood effect laminate flooring, radiator, consumer unit, large cupboard with a mega flow hot water cylinder, doors off to the bedrooms, kitchen, family bathroom and sitting room.

SITTING ROOM

19'4 x 11'6 (5.89m x 3.51m)

Dual aspect with a UPVC double glazed window to the front aspect and UPVC double glazed, double opening French doors to the rear with superb unrestricted coastal and sea views with matching double glazed windows to the side, two radiators. Access onto the large balcony.

BALCONY

Decked flooring, steel and wooden handrail with glazing beneath, unrestricted sea and coastal views towards Beachy Head in the West and to Hastings and beyond in the East.

KITCHEN

10'5 x 8'3 (3.18m x 2.51m)

Fitted with a modern range of floor standing and wall mounted units with white gloss fronted cupboards, inset one and a half bowl sink it with extendable mixer tap and drainer, wall mounted boiler, tiled splashbacks, fitted electric single oven with four ring gas hob above and canopied stainless steel extractor over, integral Fridge/freezer, vinyl flooring, radiator, stunning direct coastal views from the UPVC double glazed window to the rear.

MASTER BEDROOM

12'6 max x 12'5 (3.81m max x 3.78m)

Spacious master bedroom with a UPVC window to the front aspect, radiator, double wardrobe with matching doors, further wardrobe cupboard adjacent, door on the en-suite.

EN-SUITE

Large walking shower cubicle with an acrylic splashback and shower unit, low level WC, pedestal wash hand basin, radiator, fully tiled walls, tiled floor, shaver point and mirror, UPVC double glazed window to the front aspect.

BEDROOM 2

10'5 x 9'3 (3.18m x 2.82m)

Radiator, double glazed window to the rear with direct channel views.

FAMILY BATHROOM

Modern suite comprising of a panelled bath with shower attachment, low level Wc and pedestal wash hand basin, fully tiled walls and tiled flooring, mirror and shaver point, recessed ceiling lighting.

OUTSIDE

Allocated parking space and a large storage unit situated in an adjacent block, measuring approximately 2m x 3m with power.

OUTGOINGS

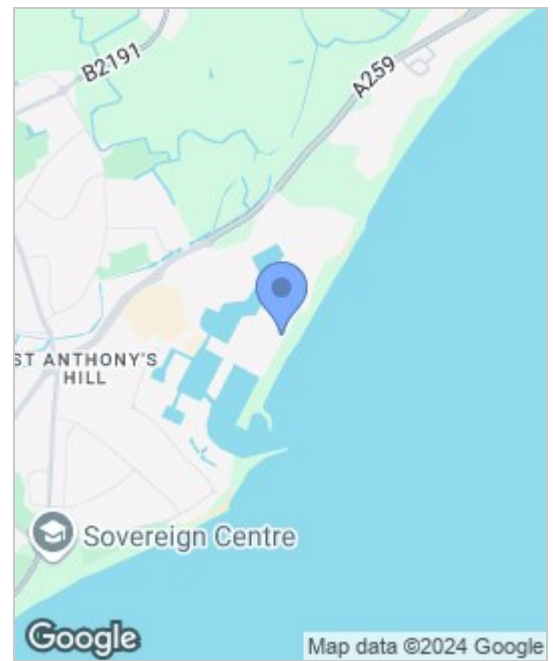
LEASE 999 YEARS WITH 977 REMAINING

MAINTENANCE APPROX £1,700 PER ANNUM

COUNCIL TAX BAND D

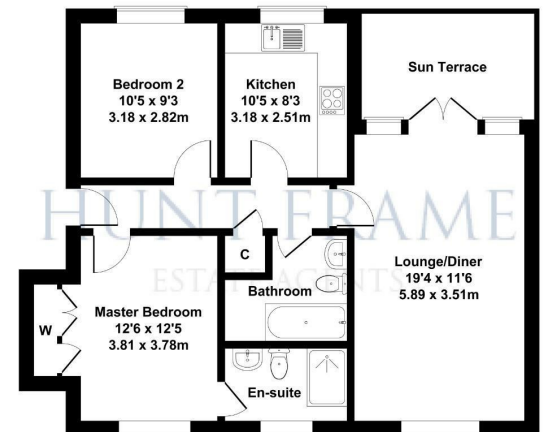
PETS WITH PERMISSION

SUB LETTING ALLOWED



20 Ensenada Reef

Approximate Gross Internal Area
735 sq ft - 68 sq m



GROUND FLOOR

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	83	England & Wales	EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.