



## Flat 2, 4 Chatsworth Gardens, Eastbourne, BN20 7JP

### Guide Price £350,000



**\*\*GUIDE PRICE £350,000 - £375,000\*\***

ENJOYING DIRECT VIEWS OVER MEADS SEAFRONT, a second floor, THREE BEDROOM apartment offered for sale with NO CHAIN. Forming part of a Victorian terrace, set back from the road and enjoying the benefit of beautiful communal gardens, an early inspection is most highly recommended.



## Communal Entrance

Stairs to second floor.

## Entrance Hall

Two radiators, door to internal stairwell and fire escape.

## Lounge

19'5 X 16'10

Bay window to front providing magnificent 180 degree direct sea views. Fireplace with tiled back and electric fire, radiator, built in storage cupboard.

## Kitchen

9'4 x 7'3 (2.84m x 2.21m)

fitted in a range of wall and base mounted cupboards and drawers. Work tops with inset one and a half bowl sink with mixer tap. Spaces for cooker, fridge and freezer. Wall mounted gas fired boiler, window to rear, large hatch to lounge.

## Bedroom One

16'11 x 14'6 (5.16m x 4.42m)

Radiator, pedestal wash basin, two windows to rear.

## Bedroom Two

17' x 7'7 (5.18m x 2.31m)

Radiator, built in cupboard, wall mounted wash basin, plumbing for washing machine, window to rear.

## Bedroom Three

15'10 x 6'4 (4.83m x 1.93m)

Radiator, window to front providing direct sea views.

## Bathroom

In a white suite comprising 'P' shaped bath with shower screen and shower unit above. Pedestal wash basin, low level wc, tiled walls, heated chrome towel ladder, window.

Lease: Share of freehold, remainder of 999 years.

Maintenance: £1200 P.A.

Council Tax Band: C

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these

checks on our behalf. Coadjute will send a secure link for you to complete the biometric checks electronically. A fee of £45+ VAT per person will apply for these checks. These anti-money laundering checks must be completed before we can commence marketing or issue a sales memo. Please contact the office if you have any questions in relation to this.



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 Make-Snapxy 200.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-91) 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 <sub>2</sub> emissions	
	74		83
England & Wales		England & Wales	
EU Directive 2002/91/EC		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.

16 Cornfield Road, Eastbourne, East Sussex, BN21 4QE

Tel: 01323 737373 | Email: [info@huntframe.co.uk](mailto:info@huntframe.co.uk)

[www.huntframe.co.uk](http://www.huntframe.co.uk)