

# HUNT FRAME

ESTATE AGENTS



## 1 Clifford House 7 Burlington Place, Eastbourne, BN21 4AS £225,000



HUNT FRAME ESTATE AGENTS are proud to offer this SUPERBLY POSITIONED property with its own PRIVATE ENTRANCE, a SPLIT LEVEL APARTMENT, situated between the SEAFRONT, TOWN CENTRE and THEATRES, considered WELL PRESENTED with the benefit of a PRIVATE ALLOCATED PARKING SPACE. Comprising of a SITTING ROOM, MODERN KITCHEN and GROUND FLOOR WC with TWO DOUBLE BEDROOMS and a MODERN BATHROOM to the upper floor.

Positioned superbly for easy access to the town centre, which is only a few minutes walk away and the seafront, theatres and Devonshire Park are even closer. Numerous bespoke shops and high street chains can be found in the newly created Beacon Centre and for travellers, there is a mainline station which offers services to London, Ashford and along the coast.



## PRIVATE FRONT DOOR

Into hallway.

## ENTRANCE HALL

16'0 x 4'5 max (4.88m x 1.35m max)

Wood effect laminate flooring, stairs to the first floor landing, doors off to the Sitting Room, Kitchen and Cloakroom.

## SITTING ROOM

15'0 x 13'6 (4.57m x 4.11m)

Fitted wood burner, tv point, electric wall mounted heater, double glazed window to the rear with communal garden views.

## KITCHEN

8'7 x 8'5 (2.62m x 2.57m)

Fitted with a range of modern floor standing and wall mounted units with wood block work surfaces, inset twin bowl sink unit with mixer tap, space for an electric cooker with hood over, plumbing and space for a washing machine, space for a freestanding fridge/freezer, fitted larder cupboard, part tiling to walls, window to the front.

## CLOAKROOM

Comprising of a low level Wc, wash hand basin with a tiled splashback, shaver point, tiling to the floor.

## FIRST FLOOR LANDING

Cupboard housing the hot water cylinder with slatted shelving.

## BEDROOM 1

12'0 max x 9'5 (3.66m max x 2.87m)

Electric heater, large walk in cupboard, window to the rear.

## BEDROOM 2

12'9 plus recess x 8'8 (3.89m plus recess x 2.64m)

Two windows to the front aspect, electric heater.

## FAMILY BATHROOM

Suite comprising of a panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level Wc, extractor fan, recessed ceiling lighting, part tiling to walls, tiled floor.

## ALLOCATED PARKING

Situated at the rear of the property.

## COMMUNAL GARDENS

## OUTGOINGS

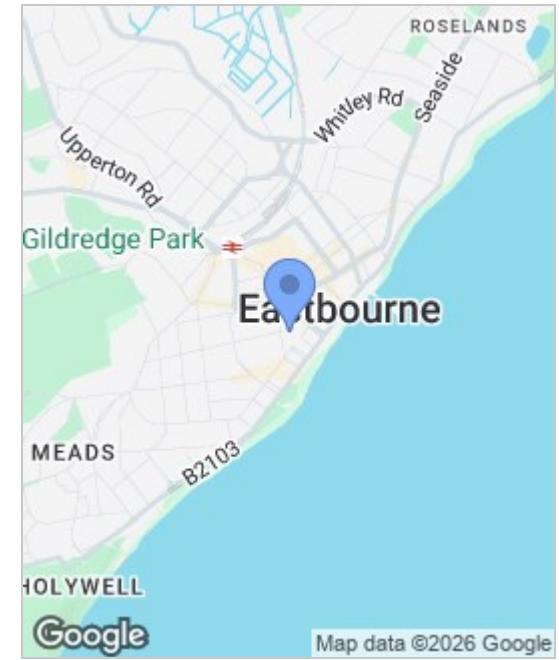
LEASE: 125 YEARS FROM 01/01/2006

APPROX 106 REMAINING

MAINTENANCE: £1560 PA APPROX

GROUND RENT TBC

COUNCIL TAX BAND B



1 Clifford House  
Approximate Gross Internal Area  
954 sq ft - 87 sq m



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	75	
(81-91)	B	57	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	

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