

# HUNT FRAME

ESTATE AGENTS



## 26 St Aidans Court Whitley Road, Eastbourne, BN22 8NW

Price Guide £115,000



An EXTREMELY WELL PRESENTED and IMPROVED, SECOND FLOOR PURPOSE BUILT RETIREMENT APARTMENT, located in the desirable St Aidans Court, in Whitley Road, Seaside. Good sized LOUNGE with a MODERN KITCHEN, BALCONY WITH VIEWS, UPDATED SHOWER ROOM and a DOUBLE BEDROOM. (minimum age 60 or in the event of a couple, one must be over 60 and the other over 55 years of age).

Located within easy reach of local shops and Whitley Road recreation ground, with added benefits including communal gardens, a residents lounge, laundry facility and RESIDENT PARKING.



## Entrance

Communal front door with security Entryphone to:

Communal Entrance Hall: Lift and stairs to Second floor.

Front door to:

## Entrance Hall

Built in storage cupboard housing the hot water cylinder (which has recently been replaced), Coved ceiling, Security Entryphone.

## Lounge

19'07 x 10'07 (5.97m x 3.23m)

Fireplace surround with mantle and hearth and a fitted electric fire, coved ceiling, double glazed door to the balcony with an adjacent double glazed window to the front, replacement electric heater, fitted blinds.

## Kitchen

7'07 x 7'02 (2.31m x 2.18m)

Fitted with a range of modern wall mounted and floor standing units, single bowl sink unit with a mixer tap and drainer, work surfaces, tiled splashbacks, replacement oven and hob with an extractor hood above, coved ceiling, space and plumbing for a washing machine, space for a further appliance, levelled floor with replacement floor covering, double glazed window to front aspect with views across the recreation ground opposite.

## Balcony

Accessed from the sitting room with a security railing, far reaching views towards the South Downs and over the recreation ground opposite.

## Bedroom One

13'07 to fitted wardrobes x 9'02 (4.14m to fitted wardrobes x 2.79m)

Electric heater, coved ceiling, fitted mirrored wardrobes, Care Line cord, fitted blinds, Double glazed window to the front aspect.

## Shower Room

Shower room with a walk-in shower cubicle and replacement screen, extractor fan, wash hand basin, vanity unit, low-level WC, tiled splashback, wall light points, shaver point, coving to ceiling, wall mounted electric heater.

## Communal Facilities

Communal Gardens and resident parking  
Residents Lounge  
Laundry Facility  
Guest Room which has recently been refurbished

## Maintenance charges

£1805 Six Monthly.

## Ground Rent

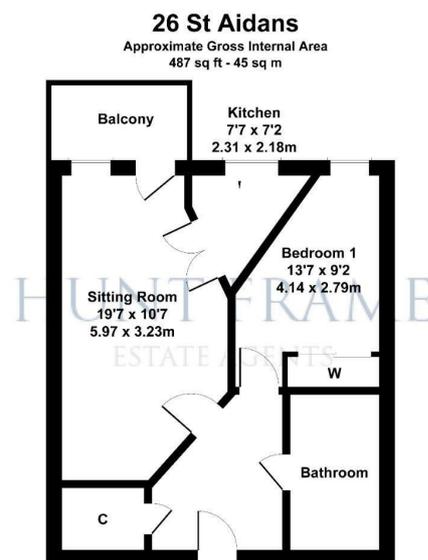
£182.50 Paid Six Monthly

## Lease Length

125 years from 2003. TBC

## Council Tax Band

Band C Eastbourne Borough Council



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			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	87	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	88

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