

# HUNT FRAME

ESTATE AGENTS



## 13 Courtlands Place 4-5 Wilmington Gardens, Theatre District, Eastbourne, BN21 4FB

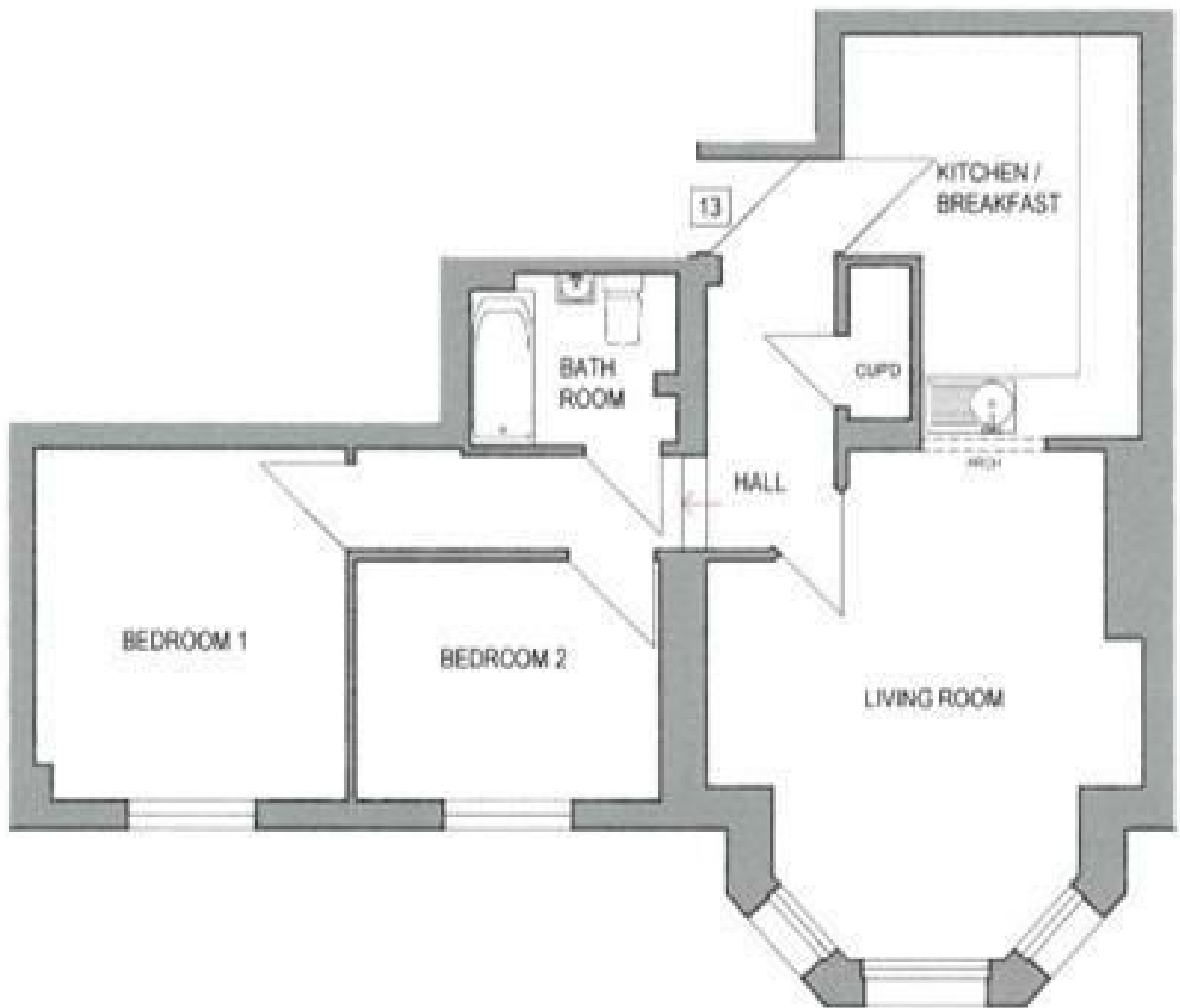
An immaculate TWO BEDROOM third floor flat conveniently located adjacent to Eastbourne seafront and theatres. Recently converted to a high specification, the flat enjoys a kitchen/dining room with fully integrated appliances, bay fronted lounge with 'side-on' sea views, luxury bathroom, ALLOCATED PARKING SPACE and a new 999 year lease.

- LUXURY TWO BEDROOM FLAT
- ADJACENT TO SEAFRONT AND THEATRES
- THIRD FLOOR
- RECENTLY CONVERTED
- TWO BEDROOMS
- KITCHEN WITH APPLIANCES
- BAY FRONTED LOUNGE
- ALLOCATED PARKING
- NO CHAIN

**£214,950\* Fees Apply**

16 Cornfield Road, Eastbourne, East Sussex, BN21 4QE  
Tel: 01323 737373 | sales@huntframe.co.uk

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



## THIRD FLOOR Flat 13

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 59                      | 59        |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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