

# HUNT FRAME

ESTATE AGENTS



**15 Admiralty Court Admiralty Way, Eastbourne, BN23 5PW**

**£250,000**



HUNT FRAME ESTATE AGENTS are proud to offer with a **\*\*VIRTUAL TOUR\*\*** this two bedroom apartment which is situated at 'Fishermen's Village' on the north Harbour. Enjoying wonderful **DIRECT SEA VIEWS** from the large balcony. Benefitting from a 19'1 lounge, kitchen/breakfast room with integrated appliances, master bedroom with **EN-SUITE SHOWER ROOM** and second bathroom. Also benefitting from double glazing, gas central heating and a **CAR PORT**. Available with no chain.



ACCOMMODATION: Communal entrance door leading to:

COMMUNAL ENTRANCE HALL: Stairs and passenger lift leading to second floor, private front door to:

ENTRANCE HALL: Built-in cloaks/storage cupboard, door to airing cupboard, radiator.

LOUNGE: 19'1" x 10'8" (5.82m x 3.25m) Double glazed French doors with adjacent double glazed windows leading to balcony enjoying direct sea views, television point, two double radiators, two wall-light points.

KITCHEN/DINER: 15'7" x 8'7" (4.75m x 2.62m) Fitted in a matching range of cupboards and drawers to eye and base level with complementary work surfaces and tiled splashbacks, inset one and a half bowl single drainer stainless steel sink unit, fitted gas hob with electric oven beneath and extractor hood above, glass fronted display cabinets, integrated washing machine and dishwasher, built-in fridge and freezer, tiled floor, radiator, double glazed door to balcony enjoying direct sea views.

BEDROOM 1: 14'4" x 9'5" (4.37m x 2.87m) Double glazed window to front, radiator, built-in wardrobe, television point.

EN-SUITE SHOWER ROOM: In a white suite comprising a shower cubicle with wall-mounted shower unit, low level WC, pedestal wash basin, wall-light with electric shaver point, extractor fan, heated towel rail, tiled walls and floor.

BEDROOM 2: 11'3" x 9'10" (3.43m x 3.00m) Double glazed window to front, radiator, built-in wardrobe.

BATHROOM: In a white suite comprising panelled bath, low level WC, vanity wash basin with cupboard beneath, electric shaver point, extractor fan, heated towel rail, tiled walls and flooring.

ALLOCATED PARKING SPACE:

LEASE: To be advised.

GROUND RENT: Approximately £150 per

year (To be confirmed).

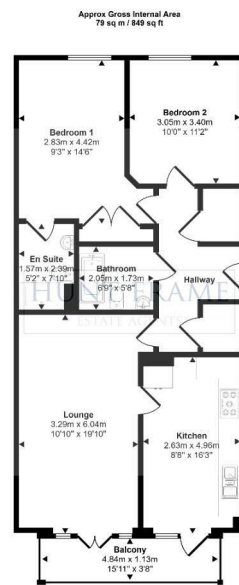
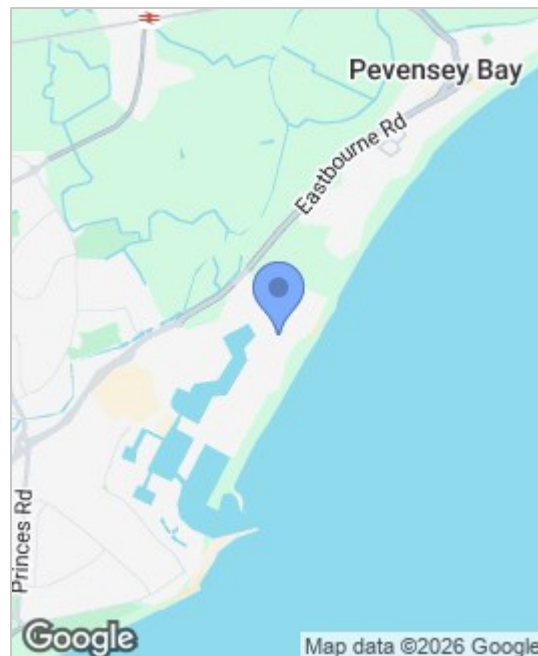
MAINTENANCE: Approximately £2858 per year (To be confirmed).

SOVEREIGN HARBOUR & SERVICE CHARGE: Approximately £342.00 per annum (To be confirmed).

COUNCIL TAX: Band E (To be confirmed).

### ANTI MONEY LAUNDERING REGULATIONS

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. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



Floorplan

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 errors, omissions or mis-statements. Scores of items such as bathroom suites are representations only and may not look like the real items. Made with Made Shabby 360.

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 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	
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.