

HUNT FRAME

ESTATE AGENTS



46 Grand Court King Edwards Parade, Eastbourne, BN21 4BX £260,000



HUNT FRAME ESTATE AGENTS are proud to offer this CHAIN FREE APARTMENT which ENJOYS SOME OF THE FINEST SEA VIEWS IN EASTBOURNE this FRONTLINE PROPERTY, is located on the SECOND FLOOR of this PRESTIGIOUS PURPOSE BUILT BLOCK with TWO BEDROOM accommodation that includes TWO BALCONIES, a REFITTED KITCHEN and a REFITTED BATHROOM (with VIRTUAL TOUR). Offered to the market CHAIN FREE by SOLE AGENTS HUNT FRAME and RARELY AVAILABLE.

Enviably located just to the west of Eastbourne town centre and directly on Eastbourne's seafront. Close to the town's popular theatres and Town Centre which provides a principal shopping thoroughfare and newly constructed Beacon Centre, as well as mainline rail services to London Victoria. Sporting facilities in the area include both indoor and outdoor tennis, three golf courses and one of the largest sailing marinas in the South East.



COMMUNAL ENTRANCE

Remote fob entrance, communal stairs and lift to the upper floors.

HALLWAY

Parquet flooring, storage cupboard, video entryphone system, telephone point, doors off to the sitting room, both bedrooms, bathroom and kitchen.

SITTING ROOM

Stunning sea and coastal views over the lawned seafront gardens, electric radiator, double glazed door to the balcony.

REFITTED KITCHEN

Refitted with a range of gloss fronted cupboards with a range of work surfaces, inset stainless steel sink unit with mixer, integrated appliances to include an electric fan oven with hob and extractor unit above, integrated fridge and freezer, plumbing and space for a washing machine and dishwasher, fitted larder cupboard, integral rubbish chute, airing cupboard with the hot water cylinder, double glazed window to the rear elevation, with a double glazed allowing access to the balcony 2 and service lift.

BEDROOM 1

Double glazed window to the front aspect with glorious direct views over the promenade, coast, down towards to the pier and beyond and to the west across the wish tower slopes and up to Holywell and Meads, electric radiator.

BEDROOM 2

Double glazed window to the rear elevation, electric radiator.

REFITTED BATHROOM

Comprising of a white suite of a panelled bath with shower attachment over, wash hand basin, low level Wc, heated towel rail, part tiling to walls, double glazed window.

BALCONY 1

Commanding lovely sea and coastal views.

BALCONY 2

Overlooking the rear aspect of the building with partial views.

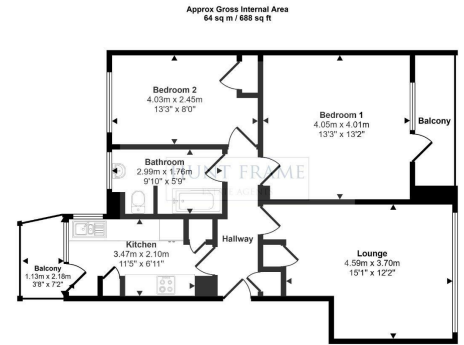
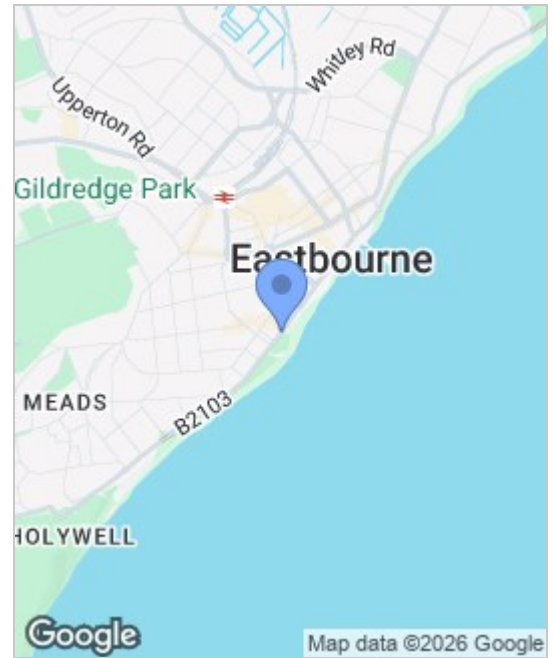
OUTGOINGS

LEASE: 999 YEARS WITH A SHARE IN

THE FREEHOLD DRAWN UP ON 25/12/1989 - 965 YEARS REMAINING
 MAINTENANCE: APPROX £4000 PER ANNUM tbc
 COUNCIL TAX BAND: D

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 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 Made Shabby 360.

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