

HUNT FRAME

ESTATE AGENTS



Gannet House Hartington Place, Eastbourne, BN21 3BL

£180,000



ENVIABLY LOCATED WITHIN 100 YARDS OF EASTBOURNE'S SEAFRONT, THIS PURPOSE BUILT, THIRD FLOOR, BALCONY FLAT ENJOYS VIEWS TO THE SEAFRONT AND SEA. The flat has the benefit of TWO BEDROOMS, along with a SITTING ROOM which has access to the BALCONY. In addition there is a fitted KITCHEN and FAMILY BATHROOM. Vendor suited.

Located within only a few hundred yards of Terminus Road shopping facilities, the flat is less than a mile from Eastbourne mainline railway station and is within a level two minute walk to the seafront and promenade. Highly recommended for an internal inspection.



COMMUNAL ENTRANCE HALL

Lift and staircase rising to first floor.

ENTRANCE HALL

Doors to built-in storage cupboard. Intercom. Telephone point.

SITTING ROOM

16'3 x 11'9 (4.95m x 3.58m)

Providing views towards the sea. Two night storage heaters. Archway to dining area., Double glazed sliding patio doors to:

BALCONY

Enjoying views towards the sea.

KITCHEN

10'1 x 8'4 (3.07m x 2.54m)

Double glazed window. Fitted in a range of eye and base level units and drawers with complementary work surface over. Inset 1 1/2 bowl stainless steel sink with single drainer. Space and plumbing for washing machine. Space for fridge freezer.

BEDROOM ONE

16'5 x 9'1 (5.00m x 2.77m)

Double glazed window. Built-in storage cupboards.

BEDROOM TWO

13'3 x 7'9 (4.04m x 2.36m)

Bult-in triple wardrobe. Double glazed window with views towards the sea.

BATHROOM

Fitted in a coloured suite comprising panelled bath with shower attachment. Low level wc. Pedestal wash hand basin. Shaver point over. Part tiling to walls.

OUTGOINGS

LEASE: 999 YEARS FROM 29/09/1986 960 YEARS REMAINING

MAINTENANCE: APPROXIAMATELY £3452 PER ANNUM - PAID SIX MONTHLY

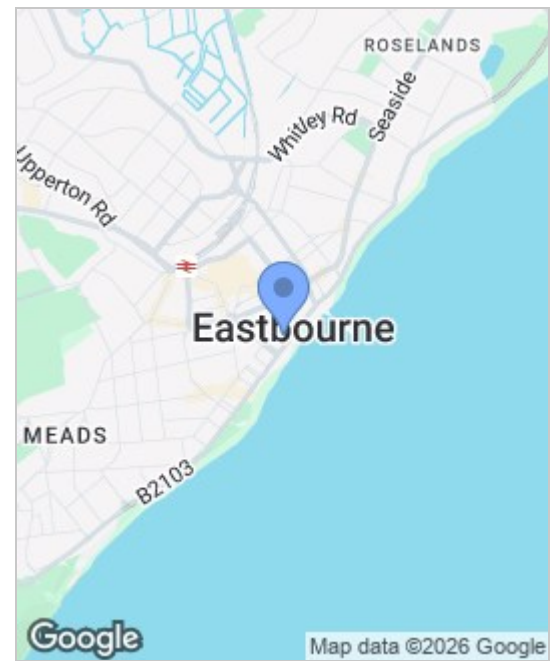
GROUND RENT: NIL

COUNCIL TAX: BAND C

AGENTS NOTE

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. Coadjute will send a secure link for you to complete the biometric checks electronically. A fee of £45+ VAT per person will apply for these checks, this payment will be added to your invoice upon successful completion of your sale. These anti-money laundering checks must be completed before we can commence marketing and the initial cost for these will be covered by Hunt Frame. Please contact the office if you have any questions in relation to this.



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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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