

HUNT FRAME

ESTATE AGENTS



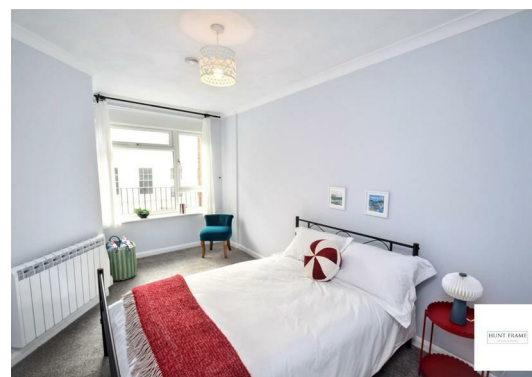
8 Kenton Court Jevington Gardens, Eastbourne, BN21 4EH

£145,000



An EXTREMELY WELL PRESENTED, POSITIONED and REFURBISHED PURPOSE BUILT APARTMENT situated in an enviable location benefiting from being WALKING DISTANCE to both Eastbourne's SEAFRONT and TOWN CENTRE. The accommodation comprises of a LOVELY SITTING ROOM with DINING AREA, a DOUBLE BEDROOM with a MODERN KITCHEN and SHOWER ROOM. There is also a good sized BALCONY with VIEWS down to the PROMENADE and SEA. Being sold with a SHARE OF FREEHOLD & CHAIN FREE.

The apartments are situated between the resplendent seafront and the theatres, art galleries and sporting facilities of the Devonshire Quarter. The town centre, greatly improved Beacon shopping mall, restaurants and train station are all within walking distance.



COMMUNAL ENTRANCE

Front door into communal hallway, with stairs and lift rising to the second floor.

ENTRANCE HALL

Front door into private entrance hall with entry phone and telephone point.

SITTING ROOM

14'2 x 8'5 (4.32m x 2.57m)

Double glazed window to the front aspect, TV point, electric heater and double glazed door to the balcony.

KITCHEN

8'11 x 4'10 (2.72m x 1.47m)

Modern fitted kitchen comprising of a range of wall mounted and floor standing units with work surfaces over, integrated stainless steel sink unit and drainer, tiled splashbacks, electric oven, electric hob, plumbing and space for a washing machine and space for a fridge/freezer.

DOUBLE BEDROOM

14'11 x 8'10 (4.55m x 2.69m)

Double glazed window to the front aspect, oil filled electric radiator with energy efficiency controls by Rointe kyros. Installed in 2023, built in wardrobes.

SHOWER ROOM

Comprising of a shower cubicle with electric shower, wash hand basin, WC, extractor fan and heated towel rail, hot water heater above the WC was installed in 2023.

BALCONY

Lovely views towards the South Downs and down to the seafront and sea.

OUTSIDE

Communal resident parking.

OUTGOINGS

LEASE: 199 YEARS FROM 25/03/2004 - 177 YEARS REMAINING

MAINTENANCE: APPROX £2300 PA

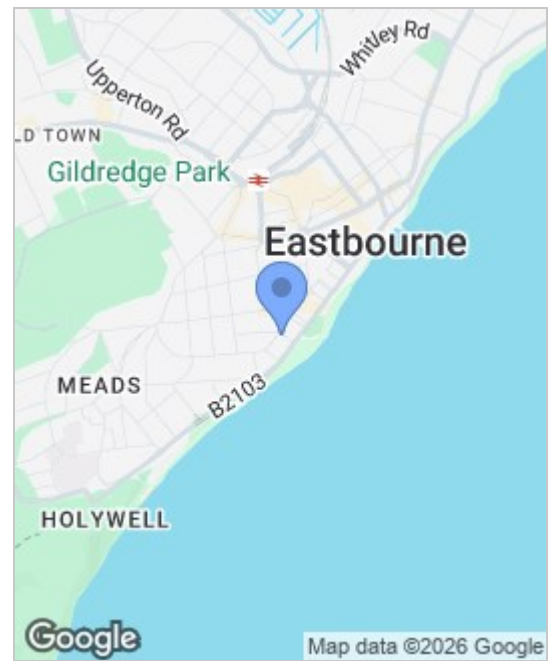
PEPPERCORN GROUND RENT

COUNCIL TAX: BAND A

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. Sizes of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 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	78 80	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.

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