

HUNT FRAME

ESTATE AGENTS



96 Caroline Way, Eastbourne, BN23 5AY

£275,000



HUNT FRAME ESTATE AGENTS are proud to offer this LOVELY APARTMENT with IDYLLIC SEA VIEWS from all rooms, located on the first floor and positioned directly on the NORTH HARBOUR BEACHFRONT. It features TWO BEDROOMS, a GOOD SIZED BALCONY, OPEN PLAN LIVING SPACE, EN-SUITE SHOWER ROOM, gas central heating and UNDER BUILDING PARKING.

This preferred layout apartment has sea views across the beach from the harbour entrance to Hastings and within a short, level walk of the harbour with its multitude of bars, restaurants and shops. Eastbourne's Town Centre is only a short drive away and there are numerous leisure activities within close proximity. Highly recommended by Hunt Frame.



Communal front door with security entry phone to:

Communal entrance hall

Lift and stairs to second floor.

Entrance hall

Radiator, security entry phone.

Lounge

14'9 x 12'1 (4.50m x 3.68m)

Double glazed window to front providing direct sea views, TV point, radiator, double glazed doors to Balcony, open plan to:

Kitchen/dining area

16'1 x 9' (4.90m x 2.74m)

Fitted in a range of wall and base mounted cupboards and drawers . Work surfaces with inset one and half bowl sink and drainer unit. Built in oven, hob and extractor. Integrated fridge, freezer, washing machine and dishwasher. Tiled flooring.

Bedroom One

11'8 x 10'5 (plus built in wardrobe) (3.56m x 3.18m (plus built in wardrobe))

Range of built in wardrobes, radiator, double glazed window providing sea views, door to:

En-Suite shower room

In a white suite comprising tiled shower cubicle, wash basin and low level wc, radiator.

Bedroom Two

12' x 9'2 (3.66m x 2.79m)

Radiator, double glazed window providing sea views.

Bathroom

In a white suite comprising panelled bath with shower above, wash basin and low level wc. Part tiled walls, radiator.

Underground parking space.

Lease: 129 Years remaining.

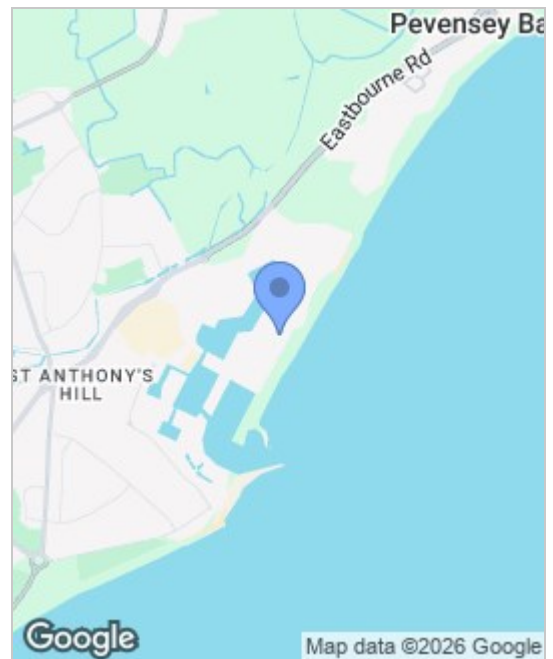
Maintenance: £2155 p.a.

Ground rent: £175 p.a.

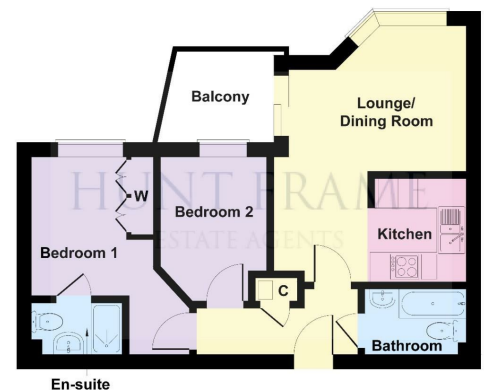
Harbour charge Approx. £300 p.a.

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.



96 Caroline Way



Not to Scale. Produced by The Plan Portal on behalf of Hunt Frame. For Illustrative.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.