

HUNT FRAME

ESTATE AGENTS



67 San Juan Court, Eastbourne, BN23 5TP

£440,000



A STUNNING TOWNHOUSE with WATER FEATURE & DOWNS VIEWS within this requested gated development. Presenting VERSATILE accommodation across four floors with 4/5 BEDROOM accommodation, to include a REFITTED KITCHEN and MASTER BEDROOM with DRESSING ROOM & BALCONY. The ground floor has a GARDEN ROOM/BEDROOM 5 with adjacent SHOWER ROOM and there are THREE FURTHER BEDROOMS, a FAMILY BATHROOM and CLOAKROOM on the upper floors. There is also an INTEGRAL GARAGE & PARKING to the front with ample visitor parking also.

The property is situated a stones throw from the beach within the South Harbour, with South Downs views to the South/West. The facilities of the harbour are close at hand whilst Eastbourne's town centre can be found approximately three and a half miles distant with its shopping centres, theatre complex and mainline railway station.



ENTRANCE HALL

Double storage cupboard, further single storage cupboard, radiator, laminate wood effect flooring, doors to the garage, reception 2/bedroom 5, cloakroom, staircase to the first floor.

SHOWER ROOM

Comprising of an enclosed shower cubicle with shower unit, low level Wc with a concealed cistern, wash hand basin, part tiling to walls, ladder style radiator.

RECEPTION/BEDROOM 5

14'11 x 8'0 (4.55m x 2.44m)
UPVC double opening French doors, overlooking and giving access to the gardens with an adjacent UPVC double glazed window, wood effect laminate flooring, radiator.

FIRST FLOOR LANDING

Wood effect laminate flooring, radiator, staircase to the second floor, doors off to the sitting/dining room, kitchen and cloakroom.

SITTING/DINING ROOM

17'4 x 14'8 (5.28m x 4.47m)
Spacious L-shaped principal reception with seating and dining space, two radiators, UPVC double glazed, double opening doors which open onto a Juliette balcony with views over the adjacent water feature and South Downs beyond, UPVC double glazed window to the side.

REFITTED KITCHEN

14'9 x 9'1 (4.50m x 2.77m)
Recently refitted kitchen with an extensive range of grey, gloss fronted floor standing and wall mounted units with complementary Quartz worktops, integral sink unit with contemporary mixer tap, integral fridge and freezer, integrated dishwasher, Victorian style tiled splashbacks, AEG extractor unit with a matching single oven and induction hob, breakfast bar area, wood effect laminate flooring, cupboard concealing a refitted boiler, radiator, UPVC double glazed, double opening doors onto a Juliette balcony, adjacent UPVC double glazed window.

CLOAKROOM

Comprising of a low level Wc with a concealed cistern, wash hand basin, ladder style radiator, part tiling to walls, wood effect laminate flooring.

SECOND FLOOR LANDING

Airing cupboard, radiator, doors off to bedrooms 2 & 3 and family bathroom.

BEDROOM 2

15'1 x 11'3 (4.60m x 3.43m)
Matching UPVC double windows to the rear elevation with shutters, fitted double wardrobe, radiator.

BEDROOM 3

15'0 x 9'4 (4.57m x 2.84m)
Matching UPVC double glazed windows to the front aspect with shutters, radiator.

FAMILY BATHROOM

Comprising of a panelled bath with shower attachment, low level Wc with concealed cistern and wash hand basin with a concealed pedestal, ladder style radiator, part tiling to walls.

THIRD FLOOR LANDING

Loft access, radiator, doors off to bedrooms 1 & 4.

BEDROOM 4

9'4 x 8'6 (2.84m x 2.59m)
UPVC double glazed window to the front aspect with shutters, radiator.

MASTER BEDROOM

14'8 x 10'7 (4.47m x 3.23m)
UPVC double glazed windows with matching double opening doors having views and access onto the balcony with folding plantation shutters, radiator, archway to the DRESSING AREA - with a fitted double wardrobe and adjacent single wardrobe, dressing area, radiator, door to the en-suite.

EN-SUITE

Enclosed shower cubicle with a shower unit and sliding door to the front, low level Wc with a concealed cistern and adjacent wash hand basin, part tiling to walls, ladder style radiator, UPVC double glazed frosted window to the front aspect.

BALCONY

14'11 x 4'11 (4.55m x 1.50m)
Enjoying delightful views over the water feature and towards the South Downs, ideal for having your early morning coffee or something a little stronger in the evening!

GARDEN

Having a paved seating area with an adjacent artificial lawn, walled boundaries and a trellis screening the rear aspect, a gate leads to the rear access and directly to the water feature.

GARAGE

Remote controlled up and over door to the front, power and light, plumbing and space for a washing machine, personal door to the hallway.

OFF ROAD PARKING

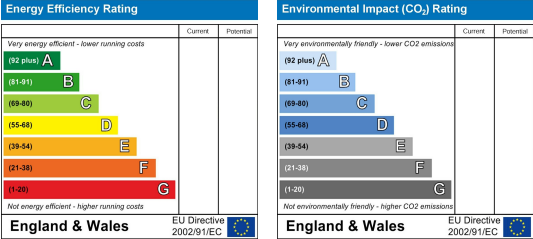
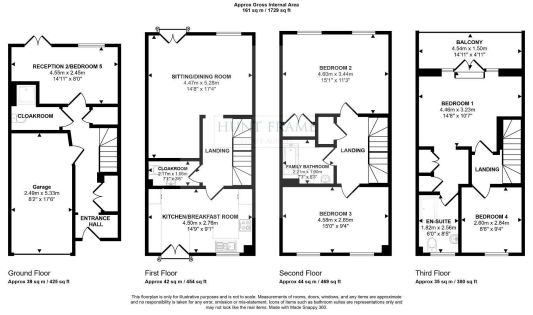
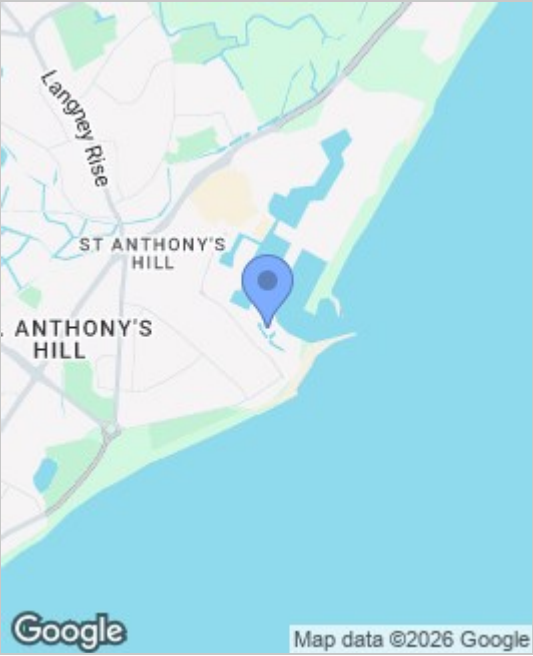
Block paved parking to the front with parking for two vehicles, access to the garage and entrance.

OUTGOINGS

HARBOUR CHARGES: APPROX £400 PA
WATER FEATURE CHARGES: APPROX £340 PA
COUNCIL TAX BAND: E

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. These anti-money laundering checks must be completed before we can commence marketing or issue a sales memo. Please contact the office if you have any questions in relation to this.



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