HUNT FRAME

ESTATE AGENTS



38 Penshurst House, Groombridge Avenue, Eastbourne, BN22 7FG

Offers In Excess Of £225,000 3 2 1 B

A SUPERB PENTHOUSE APARTMENT with GLORIOUS VIEWS over EASTBOURNE, THE COAST and BEYOND (WITH VIRTUAL TOUR). SUPERBLY APPOINTED, UPGRADED AND REFURBISHED to include a STUNNING SOUTHERLY FACING ROOF TERRACE, WONDERFUL RECEPTION SPACE, a MODERN KITCHEN and THREE BEDROOMS with a LUXURY EN-SUITE and FAMILY BATHROOM. Extending to approximately 1300 sq ft in size. Coming highly recommended by Hunt Frame.

The property is well placed for a range of facilities at Sovereign Harbour as well as local shopping facilities and the seafront. Eastbourne town centre provides a range of services including the newly refurbished shopping centre and main line rail services to London Victoria and to Gatwick. Sporting facilities include 3 principal golf courses and there is scenic downland countryside within the South Downs National Park to the west of Eastbourne.







COMMUNAL ENTRANCE
Communal entrance with stairs and lift to the upper floors. Entrance door to hallway.

HALLWAY
Extremely impressive entrance hall being 22 foot length with replacement wood effect laminate flooring, recessed ceiling lighting, radiator, entry phone system, large walk in boiler cupboard with Ideal boiler, second large storage/cloaks cupboard with consumer unit, doors off to the reception area, bedrooms and bathroom.

SITTING/DINING ROOM
29'9 max x 15'10 max (9.07m max x 4.83m max)
Of excellent proportions with significant, far reaching views which overlook the expansive terrace, Princes Park, the coast and towards the South Downs, wood effect laminate flooring, ample space for seating and dining, dual aspect with UPVC double glazed windows to both the side and rear elevations, all with stunning far reaching views.

KITCHEN
10'2 x 6'9 (3.10m x 2.06m)
Refitted by the current owners and comprising of contemporary floor standing and wall mounted units in contrasting colours, complementary worktop space, inset sink unit with mixer tap, plumbing and space for a washing machine, integral dishwasher, eye level double ovens with matching microwave, space for an upright fridge freezer, contemporary extractor fan above a Neff induction hob, open to the dining and seating areas.

MASTER BEDROOM
16'10 x 10'10 (5.13m x 3.30m)
Of spacious proportions with a UPVC double glazed window to the side elevation with distant sea views, radiator, doors to the walk in dressing room and en-suite facility.

DRESSING ROOM
8'1 x 5'6 (2.46m x 1.68m)
Walk in dressing room with shelving, hanging and storage space.

EN-SUITE
Refitted by the current owners and providing a large enclosed shower cubicle with sliding door to the front with shower unit (fully tiled), large wash hand basin in a vanity unit with cupboards and drawers beneath with a complimentary tiled splashback, fitted mirror, low level WC, tile effect replacement flooring, upright ladder style radiator, extractor fan.

BEDROOM 2
10'9 x 10'2 (3.28m x 3.10m)
UPVC double glazed window to the side elevation, radiator.

BEDROOM 3
10'2 x 10'2 (3.10m x 3.10m)
UPVC double glazed window to the side elevation, radiator.

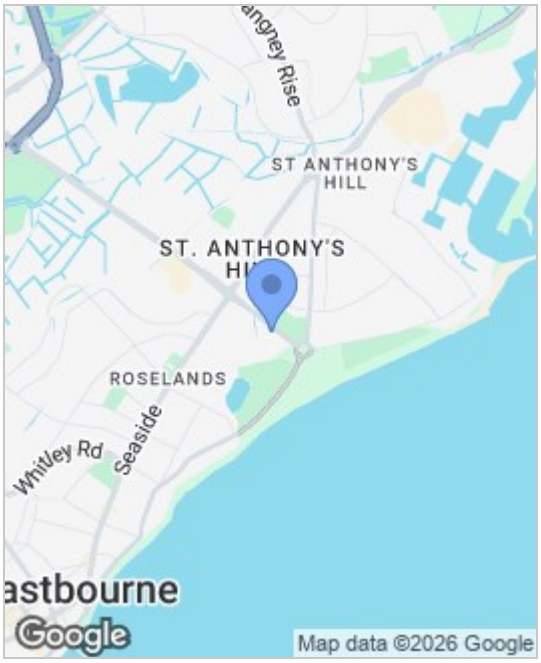
FAMILY BATHROOM
Again refitted by current owners with a panelled bath with mixer tap and shower attachment, replacement wall mounted sink unit with vanity cupboard beneath, complementary tiled splashback, mirrored cabinet, low-level WC, extractor fan, replacement flooring, upright ladder style radiator.

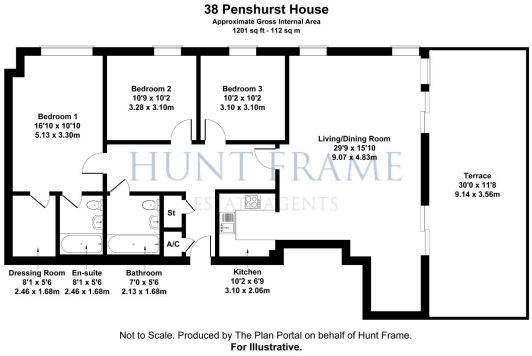
ROOF TERRACE
30'0 x 11'8 (9.14m x 3.56m)
Expansive roof terrace with unrestricted views over Princess Park, the coast and towards the South Downs, considered excellent for seating and entertaining.

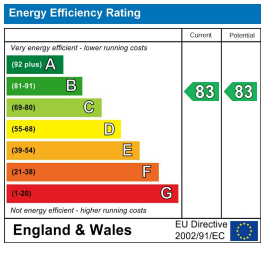
PARKING
Allocated under croft parking.

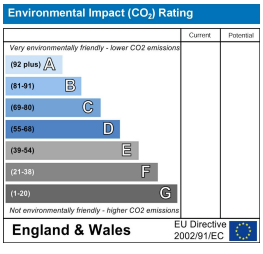
OUTGOINGS
MAINTENANCE: Approx £3700 per annum inclusive of the water supply, waste water and sewage, buildings insurance and under croft parking maintenance.
LEASE: 125 years from 01/01/2009 - 108 YEARS REMAINING
GROUND RENT: FIXED AT £295
COUNCIL TAX BAND: D

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.









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