

HUNT FRAME

ESTATE AGENTS



21 Grand Court King Edwards Parade, Eastbourne, BN21 4BU

£600,000



GUIDE PRICE **£650,000 - £675,000** ONE OF EASTBOURNE'S FINEST SEAFRONT APARTMENTS. Having been re-furbished throughout, a rare opportunity to acquire a spacious SIXTH FLOOR apartment on Eastbourne's seafront. Comprising 25'3 Lounge, Dining room/bedroom four, recently installed kitchen with integrated appliances, two recently installed shower rooms, BALCONY providing OUTSTANDING VIEWS and a GARAGE.



Communal Entrance Hall
Lift rising to sixth floor. Front door leading to:

Reception Hall
Video entry phone. wall mounted electric heater. Door to airing cupboard.

Lounge
25' 3" x 15' 9" narrowing to 12' 2" (7.70m x 4.80m narrowing to 3.71m). Enjoying some of the finest views over Eastbourne seafront including the wish Tower, Pier, promenade, beaches, the sea and westwards towards Beachy head. Two wall mounted electric heaters. Television and telephone points. Double glazed door to balcony.

Balcony
Enjoying fantastic sea views.

Kitchen
12' 5" x 11' 5" narrowing to 6' 11" (3.78m x 3.48m narrowing to 2.11m). Newly installed in a range of eye and base level units and drawers with worksurfaces over. Inset stainless steel sink. Integrated oven, hob and extractor, microwave, fridge, washing machine and dishwasher. Rubbish chute. Double glazed windows and double glazed door to rear balcony and fire escape.

Bedroom One
16' 2" x 12' 6" (4.93m x 3.81m). Enjoying direct views over the wish Tower, the beach and the sea. Double glazed door to balcony. Fitted wardrobes. Wall mounted electric heater.

Bedroom Two
15' 5" x 13' 1" (4.70m x 3.99m). Double glazed window to front enjoying fantastic seafront views. Wall mounted electric heater. Built-in double wardrobe.

Bedroom Three
14' 3" x 8' (4.34m x 2.44m). Built-in shelved cupboard. Double glazed window to rear.

Bedroom Four/Dining Room
17' 5" x 12' 2" (5.31m x 3.71m). Double glazed window to side providing views of the seafront, the western lawns and the downs beyond. Fitted cupboard.

Bathroom
Newly installed In a suite comprising double sized shower cubicle, Low level WC. Vanity wash basin. Heated chrome towel rail. Double glazed window to rear.

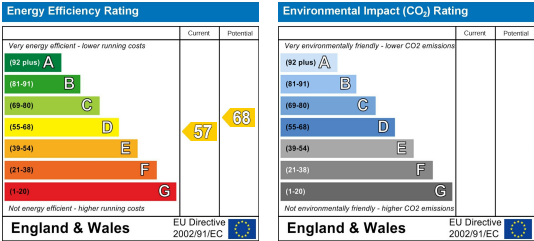
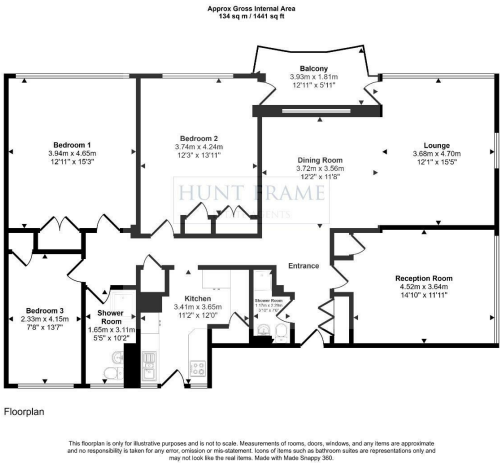
Shower Room
Newly installed in a suite comprising tiled shower cubicle. Low level WC. Pedestal wash hand basin. Heated towel rail.

Garage
Situated at the rear of the block.

Council Tax: Band G

LEASE: SHARE OF FREEHOLD, 999 YEARS FROM 1989
MAINTENANCE: £1289 PER 1/4

AGENT'S 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.



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.