

# HUNT FRAME

ESTATE AGENTS



## 35 Discovery House Susans Road, Eastbourne, BN21 3AG

£120,000



A MODERN, ONE BEDROOM FLAT, located within the heart of Eastbourne town centre, close to the seafront and Beacon centre with it's range of shops. Considered ideal for a first time buyer, available chain free.



Communal front door with entry phone to:

commence marketing and the initial cost for these will be covered by Hunt Frame. Please contact the office if you have any questions in relation to this.

Communal entrance hall, stairs to second floor.

Front door to:

### Entrance Hall

Wood effect laminate flooring, Built in cloaks, cupboard, door to airing cupboard.

### Lounge

14'9 x 10'9 (4.50m x 3.28m)

Wood effect laminate flooring, wall mounted electric heater, double glazed window to rear. Open plan to:

### Kitchen

8'1 x 7'2 (2.46m x 2.18m)

Fitted in a range of wall and base mounted cupboards and drawers. Work surfaces with inset stainless steel sink and single drainer unit. Built in oven, hob and extractor. Space and plumbing for washing machine, space for fridge.

### Bedroom

13'7 x 8'9 (4.14m x 2.67m)

Wall mounted electric heater, double glazed window to rear.

### Bathroom

In a white suite comprising panelled bath with mix tap and shower attachment, low level wc, pedestal wash basin, part tiled walls, tiled floor.

LEASE: 125 YEARS FROM 2008

MAINTENANCE: £1440 PA

GROUND RENT:£430 PA

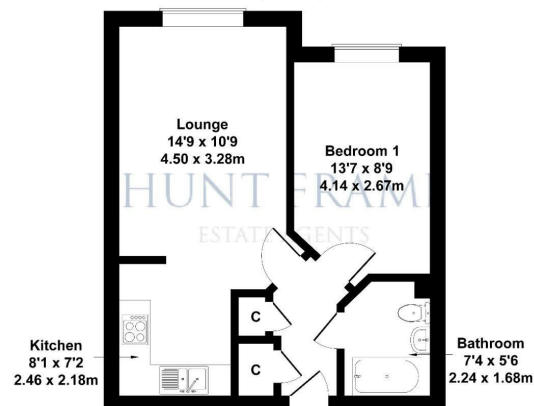
COUNCIL TAX BAND: A

### 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, this payment will be added to your invoice upon successful completion of your sale. These anti-money laundering checks must be completed before we can



35 Discovery House  
Approximate Gross Internal Area  
453 sq ft - 42 sq m



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

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	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.