

HUNT FRAME

ESTATE AGENTS



7 Park View, 6 Park Avenue, Eastbourne, BN22 9QN

£325,000



VIRTUAL TOUR - Located at the edge of HAMPDEN PARK, with it's beautiful lake, playing fields, woodland and cafe, this **SPACIOUS PENTHOUSE** has **THREE BEDROOMS**, a **ROOF TERRACE** and a **DOUBLE GARAGE**. Offered with **NO ONWARD CHAIN** and a **SHARE** of **FREEHOLD**, viewing is recommended to appreciate both the accommodation and position, also comprising a **LARGE SITTING ROOM**, **KITCHEN/BREAKFAST ROOM**, **EN-SUITE SHOWER** and a **BATHROOM**. Updating is required but with vast potential to create a stunning penthouse apartment.



ENTRANCE

Stairs and lift ascending to top (third) floor, accessed via separate front doors.

HALLWAY

Two radiators, two storage cupboards, wood effect laminate flooring.

SITTING ROOM

21'8 x 16, narrowing to 13'5 (6.60m x 4.88m, narrowing to 4.09m)

Double aspect with double glazed window to side and double glazed window and door to front, opening onto the roof terrace. Wood effect laminate flooring, wall light points, television point, two radiators.

ROOF TERRACE

12 x 11 (3.66m x 3.35m)

Affording far reaching views.

KITCHEN/BREAKFAST ROOM

13'10 x 11'8 (4.22m x 3.56m)

Double glazed window to rear, providing views over roof tops to the Downs. Fitted with a range of wall and base mounted units with work surfaces and double drainer stainless steel sink unit. Fitted electric oven and hob with extractor, plumbing point for washing machine, wall mounted gas boiler, tiled flooring.

BEDROOM 1

12'4 x 10'4 (3.76m x 3.15m)

Double glazed window to front, with views. Fitted mirror fronted three door wardrobe, radiator.

EN-SUITE

Shower enclosure, pedestal basin, low level wc, extractor fan, wall light/shaver point, heated towel rail, tiled walls.

BEDROOM 2

13'2 x 7'10 (4.01m x 2.39m)

Double glazed window to rear, radiator.

BEDROOM 3

9'8 x 9'7 (2.95m x 2.92m)

Double glazed window to rear, radiator.

BATHROOM

Bath with shower over, low level wc, pedestal basin, bidet. Extractor fan, heated towel rail, tiled walls and flooring.

GARAGE

174 x 169 (5.28m x 5.11m)

Double Garage with power and light, electric, remote controlled up and over door. Located at the rear of the property.

Tenure and Outgoings

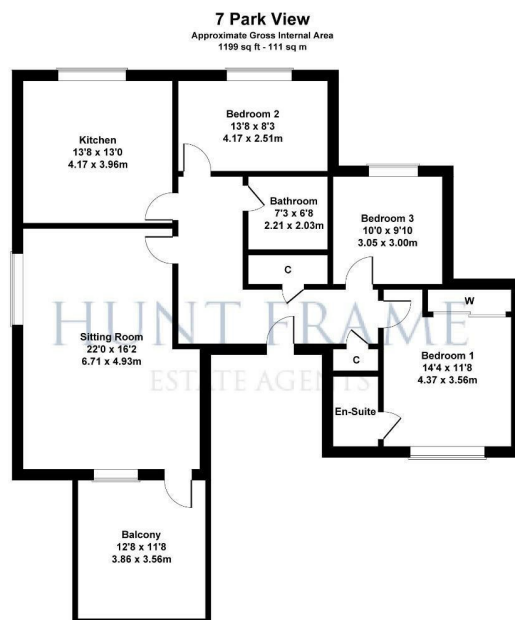
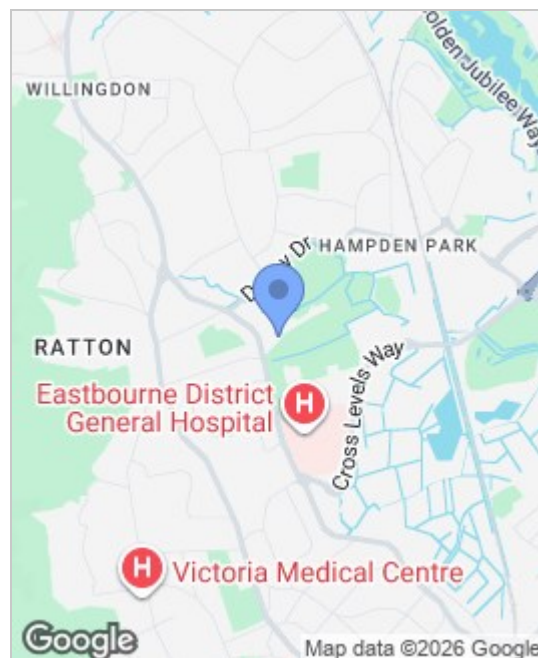
Share of Freehold, with 950 year lease.

Maintenance £1802, twice yearly.

Council Tax Band D

ANTI MONEY LAUNDERING REGULATIONS

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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	75	England & Wales	EU Directive 2002/91/EC	63

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