

HUNT FRAME

ESTATE AGENTS



47 Macquarie Quay, Eastbourne, BN23 5AU

£324,950



A CHAIN FREE, THREE BEDROOM, end of terrace town house located just seconds from the seafront within Eastbourne's North Harbour. The property benefits from THREE BATH/SOWER ROOMS, kitchen breakfast room, lounge with 'Juliet' balcony, ground floor cloakroom and an integral garage.



ENTRANCE HALL

Radiator, stairs to first floor.

GROUND FLOOR

CLOAKROOM

Suite comprising low level WC. Wall mounted wash hand basin. Radiator, double glazed window.

KITCHEN/BREAKFAST ROOM

15'6 x 10'10 (4.72m x 3.30m)

Double glazed window and patio doors overlooking and leading to rear garden. Fitted in a range of eye and base level units and drawers with complementary work surface over. Inset stainless steel sink unit with drainer and mixer tap. Tiles splashbacks. Integrated oven and four ring hob with extractor hood over, space for washing machine and upright fridge/freezer.

FIRST FLOOR LANDING

Stairs rising to second floor landing.

LOUNGE

16'11 x 11'1 (5.16m x 3.38m)

Two radiators, TV point, double glazed windows and French doors leading to 'Juliet' balcony.

BEDROOM ONE

13'5 x 11'1 (4.09m x 3.38m)

Two double glazed windows to front radiator, door to:

EN-SUITE SHOWER ROOM

In a suite comprising low level WC. Wall mounted wash hand basin. Shower cubicle.

SECOND FLOOR LANDING

Door to airing cupboard.

BEDROOM TWO

15'6 x 9'11 (4.72m x 3.02m)

Two double glazed windows to rear radiator. Range of fitted wardrobes.

EN-SUITE

Low level WC. Wall mounted wash hand basin. Shower cubicle.

BEDROOM THREE

15'6 x 15'5 (4.72m x 4.70m)

Double glazed window to front radiator.

BATHROOM

In a white suite comprising panelled bath

with mixer tap and shower attachment, low level wc, pedestal wash basin, radiator.

COURTYARD REAR GARDEN

INTEGRAL GARAGE

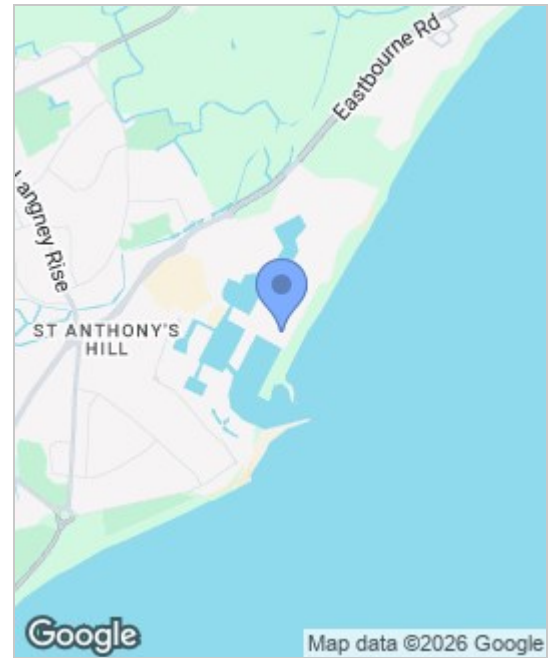
With up and over door.

COUNCIL TAX BAND: E

HARBOUR CHARGE: APPROX. £380 P.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 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.



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		England & Wales	EU Directive 2002/91/EC	

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16 Cornfield Road, Eastbourne, East Sussex, BN21 4QE

Tel: 01323 737373 | Email: info@huntframe.co.uk

www.huntframe.co.uk