

# HUNT FRAME

ESTATE AGENTS



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## 8 Clifton House Park Avenue, Eastbourne, BN22 9QN

£325,000



SUBSTANTIALLY IMPROVED and SPACIOUS, THREE BEDROOM APARTMENT, occupying a LOVELY POSITION and enjoying SPLENDID VIEWS towards the park, across the sports ground and to the South Downs. DUAL ASPECT, DOUBLE RECEPTION with access to a BALCONY, MODERN KITCHEN and three good sized bedrooms with a EN-SUITE and FAMILY BATHROOM. Useful STUDY/STORAGE with most rooms enjoying a WOODED OUTLOOK. An early inspection will convey the high quality of this delightful home and offered CHAIN FREE with a SHARE IN THE FREEHOLD.

Clifton House is enviably tucked away within the cul-de-sac section of Park Avenue which gives access to playing fields and wooded parkland. There are nearby bus services to Eastbourne town centre which is about 3 miles distant with its new Beacon shopping centre. There are main line rail services from Eastbourne and Hampden Park to London Victoria and to Gatwick. Numerous sporting facilities can be found in the area and Eastbourne offers a wide range of cultural amenities.



## COMMUNAL ENTRANCE

Staircase and lift from the communal entrance to the second floor.

## HALLWAY

Entrance door with spy hole, large hallway with entry phone system, radiator, airing cupboard, double storage cupboard with consumer unit, doors off to bedrooms, family bathroom and study/storage area.

## SITTING/DINING ROOM

28'0 x 12'8 (8.53m x 3.86m)

Spacious principal reception room, open to the dining area, dual aspect with UPVC double glazed windows to the side elevation with sliding double glazed patio doors allowing access out onto the balcony with direct views down towards the park and across Eastbourne Rugby Club opposite, minster style fireplace with oak surround and mantle with marble inset and matching hearth, gas point with coal effect gas fire, radiator.

## BALCONY

Of a good size and affording lovely views towards the park on your left and sports ground opposite.

## MODERN KITCHEN

9'3 x 8'9 (2.82m x 2.67m)

Refitted with a range of cream fronted floor standing and wall mounted units with complementary wood effect worktops, inset one and a half bowl sink unit with swan neck mixer up and drainer, plumbing and space for a washing machine, space for a freestanding electric cooker with extractor unit over, part tiling to walls, space for an upright fridge/freezer, tiled flooring, UPVC double glazed window to the side elevation with wooded views.

## MASTER BEDROOM

144 x 109 (4.37m x 3.28m)

Spacious principal bedroom with a UPVC double glazed window to the side elevation with a wooded outlook, radiator, door through to the en-suite.

## EN-SUITE

Spacious en-suite to include a large shower cubicle with glazed panel to the side, fully tiled with shower unit, wash hand basin set in a vanity unit with a cupboard beneath, low-level WC with a concealed cistern, fully tiled walls, recessed mirror with light above, radiator, tiled flooring.

## BEDROOM 2

9'2 x 8'0 (2.79m x 2.44m)

UPVC double glazed window to the side elevation with a wooded outlook, radiator, two deep fitted storage cupboards.

## BEDROOM 3

14'2 x 7'1 (4.32m x 2.16m)

UPVC double glazed window to the side aspect with tree lined views, radiator.

## FAMILY BATHROOM

Comprising of a panelled bath with shower unit over, low level WC, wash hand basin set in a vanity unit with a cupboard beneath, radiator, fully tiled walls, vinyl flooring, UPVC patterned double glazed window to the side aspect.

## STORE ROOM/STUDY

Walk in large storage/study space.

## OUTSIDE

A garage is situated in a block behind the building.

## OUTGOINGS

LEASE: 999 YEARS FROM 29/09/1976 -

950 YEARS REMAINING

MAINTENANCE: APPROX £3,200 PER ANNUM

SHARE OF FREEHOLD

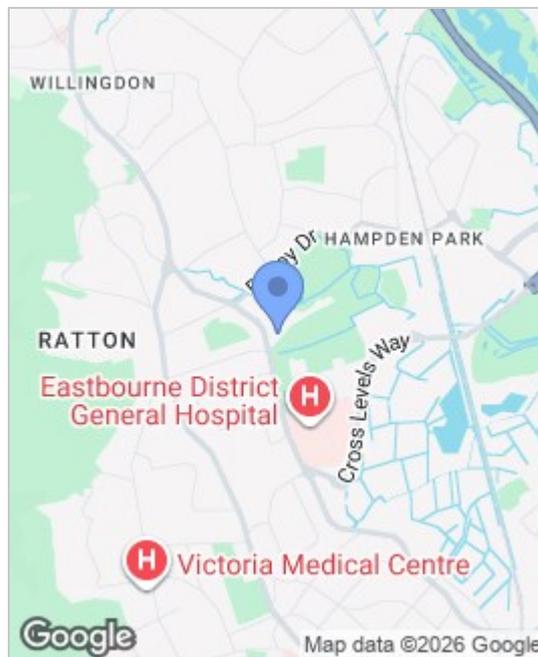
COUNCIL TAX BAND: E

## AGENTS NOTE:

The sellers have advised us that boiler was replaced in 2022 and has a 10 year warranty.

## 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



Floorplan  
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Scores of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-99) <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>76</b> <b>78</b>	<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 firm's employment has the authority to make or give any representation or warranty in respect of the property.