HUNT FRAME
ESTATE AGENTS



# 138 Caroline Way, Eastbourne, BN23 5AY

## Price Guide £330,000

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CHAIN FREE. BEACH FRONT THREE BEDROOMED DUPLEX PENTHOUSE APARTMENT, (with a VIRTUAL TOUR) located in the favoured Sovereign Harbour North area. Arranged over the THIRD & FOURTH FLOORS with STUNNING, UNINTERUPTED COASTAL VIEWS with SPACIOUS & VERSATILE ACCOMMODATION which comprises of a DOUBLE OPEN PLAN RECEPTION, FITTED KITCHEN and BALCONY with TWO BEDROOMS and a BATHROOM on the third floor and the VAULTED MASTER BEDROOM & EN-SUITE on the fourth floor. TWO ALLOCATED PARKING SPACES.

Local shops and amenities are available at the Crumbles Retail Park which is approximately one mile distant by road. A selection of restaurants and bars are also located at the Harbour Complex. Eastbourne's town centre which offers a mainline railway station and comprehensive shopping facilities is approximately four miles distant.







## COMMUNAL ENTRANCE
Staircase and lift to the third floor.

## ENTRANCE HALL
Entrance door with a spy hole, into the spacious entrance hall with a double storage cupboard with louvre fronted doors, wooden strip flooring, entry phone system with video, radiator, doors off to bedrooms 2 & 3, bathroom and the reception/kitchen.

## DOUBLE RECEPTION/KITCHEN
23'8 x 14'10 (7.21m x 4.52m)
Stunning open plan reception/kitchen of excellent proportions with a UPVC double glazed window to the rear aspect, part bayed with stunning direct coastal views, sliding double glazed patio doors giving access onto the balcony, wood flooring, spiral staircase to the duplex first floor, matching radiators, open to the kitchen area.

## KITCHEN AREA
Fitted kitchen with a range of floor standing and wall mounted units with complementary worktop space and matching up stands, inset one and a half bowl sink unit with mixer tap and drainer, integral dishwasher and fridge/freezer, fitted double oven with an induction hob and matching stainless steel extractor above, under unit lighting, shelving, recessed ceiling lighting.

## BALCONY
Steel and glazed surround, composite decking with stunning open aspect views down the coast to Hastings in the East and West towards Eastbourne and beyond.

## BEDROOM 2
11'4 x 10'4 (3.45m x 3.15m)
Radiator, matching double wardrobes, wood flooring, UPVC double glazed window to the rear aspect again with stunning direct coastal views.

## BEDROOM 3
12'0 x 9'1 (3.66m x 2.77m)
Fitted triple wardrobes with wooden flooring, radiator, double glazed window to the rear aspect with direct views over the balcony, along the beach and coast.

## FAMILY BATHROOM
Comprising of a panelled bath with mixer tap and shower attachment, low-level WC, pedestal wash hand basin, tiled floor and walls, upright ladder style radiator, shaver point, mirror fronted cabinet with shelving.

## SPIRAL STAIRCASE
Leading from the open plan reception to the first floor master bedroom suite.

## MASTER BEDROOM
15'11 x 11'7 (4.85m x 3.53m)
Being dual aspect with UPVC double glazed windows to the rear with stunning views and velux windows to the side aspect, eaves storage, radiators, extensive run of matching wardrobes, large cupboard housing the Worcester floor standing boiler, door to the en-suite, further door to the additional storage room.

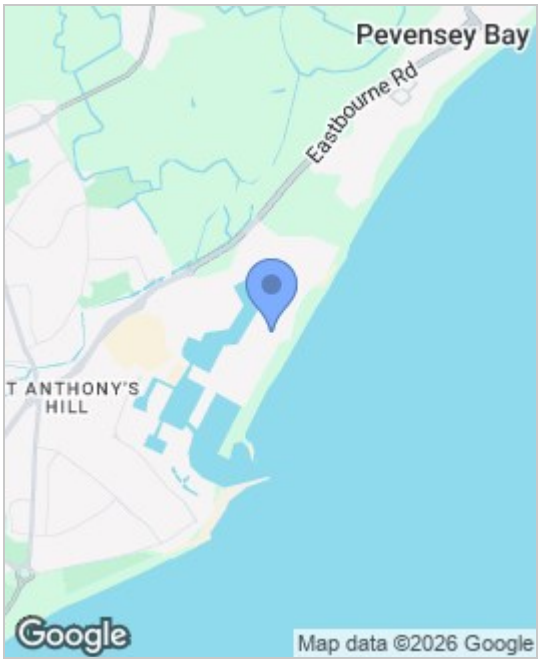
## EN-SUITE
Spacious en-suite with large enclosed shower cubicle being fully tiled with a feature acrylic wall panel, large wash hand basin set in a vanity unit with cupboards beneath, low level WC, upright ladder style radiator, mirrored cabinet with shelving and lighting above, fully tiled walls and floor, recessed ceiling lighting and extractor fan.

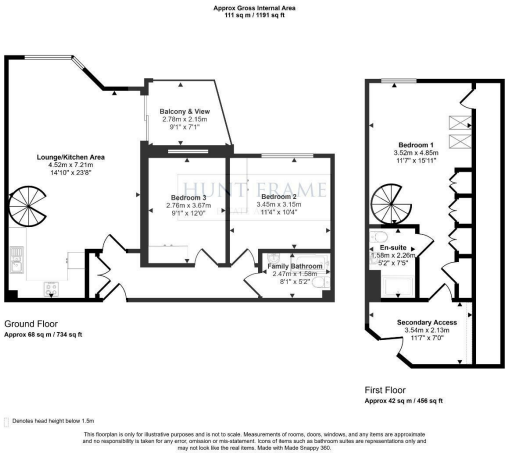
## STORAGE ROOM & SECONDARY ACCESS
11'7 x 7'0 (3.53m x 2.13m)
Accessed from the master bedroom and the fourth floor, ideal as a large walk in storage/office area which has a door to the fourth floor landing.

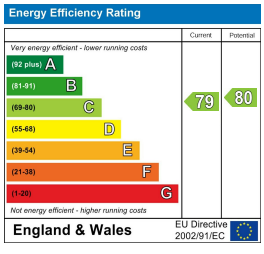
## OUTSIDE
Two allocated parking spaces, one under cover of the building and the second externally both numbered. There is an external beach store for the property.

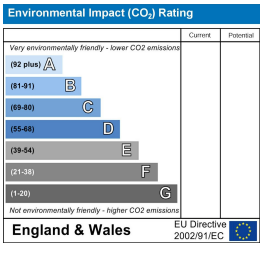
## OUTGOINGS
LEASE: 150 YEARS FROM 1ST OF JANUARY 2003 - 127 YEARS REMAINING
MAINTENANCE: APPROX £2,950 PA
GROUND RENT: £250 PA
HARBOUR CHARGE: APPROX £350 PA

## 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.




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.

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