

# HUNT FRAME

ESTATE AGENTS



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## 6 Priory Court Granville Road, Eastbourne, BN20 7ED

Price Guide £285,000



HUNT FRAME ESTATE AGENTS are proud to offer THIS DELIGHTFUL PURPOSE BUILT APARTMENT in the FAVOURED LOWER MEADS of Eastbourne. This UNUSUALLY SPACIOUS THREE BEDROOM APARTMENT (with VIRTUAL TOUR) is situated on the SECOND FLOOR of this well maintained development served by a passenger lift. UPDATED THROUGHOUT IN LATE 2020 with the REFITTING of the KITCHEN, EN-SUITE and FAMILY BATHROOM along with the INSTALLATION OF A NEW BOILER, RADIATORS and ELECTRICS. The property also benefits from a SPACIOUS ENTRANCE HALLWAY and a LOVELY BALCONY off the LOUNGE/DINER. Coming highly recommended by sole agents Hunt Frame.

Priory Court is within two hundred yards of the Saffrons Sports Ground and the town centre and railway station are less than a half mile level walking distance, whilst the seafront is just a little further.



## COMMUNAL ENTRANCE

Communal entrance with staircase and lift to the upper floors.

## ENTRANCE

Private entrance door with spy hole into the spacious hallway.

## HALLWAY

Extremely spacious hallway with excellent storage facilities with triple sliding doors concealing excellent storage/wardrobe space, engineered wood flooring, large cloaks cupboard, separate airing cupboard, doors off to the three bedrooms, bathroom, kitchen and lounge/diner.

## LOUNGE/DINING ROOM

16'10 x 11'10 (5.13m x 3.61m)

Spacious reception room with seating and dining areas, engineered wood flooring, UPVC double glazed window to the front aspect with matching double glazed door giving access onto the balcony.

## BALCONY

9'10 x 3'5 (3.00m x 1.04m)

With lovely views down Granville Road and across Eastbourne.

## KITCHEN

10'6 x 9'9 (3.20m x 2.97m)

Refitted in October 2020 and comprising of a modern range of white fronted floor standing and wall mounted units with complementary worktop space, inset one and a half bowl stainless steel sink unit with mixer tap and drainer, plumbing and space for dishwasher and washing machine, fitted Neff eye level oven with four ring gas hob opposite with built-in extractor, Victorian style brick splashbacks, further appliance space, space for an upright fridge/freezer, pantry style storage cupboard and deep pan drawers, UPVC double glazed windows to the rear elevation with tree lined views.

## BEDROOM 1

12'3 x 10'4 (3.73m x 3.15m)

Spacious double bedroom with recessed fitted wardrobes with matching sliding doors to the front, engineered wood flooring, radiator, UPVC double glazed window to the rear aspect with a wooded outlook, door to the en-suite.

## EN-SUITE

Refitted in October 2020 and comprising of a large enclosed shower cubicle with glazed panels and sliding door to the front with an acrylic splashback and shower unit, wash hand basin set in a vanity unit with mixer tap and cupboards beneath, low level WC, ladder style radiator, wood effect vinyl flooring, UPVC double glazed window to the rear aspect.

## BEDROOM 2

15'0 x 8'10 (4.57m x 2.69m)

UPVC double glazed window to the front aspect, engineered wood flooring, recessed wardrobe with sliding doors to the front, radiator.

## BEDROOM 3

11'3 x 7'3 (3.43m x 2.21m)

Double glazed window to the front aspect, radiator, engineered wood flooring.

## FAMILY BATHROOM

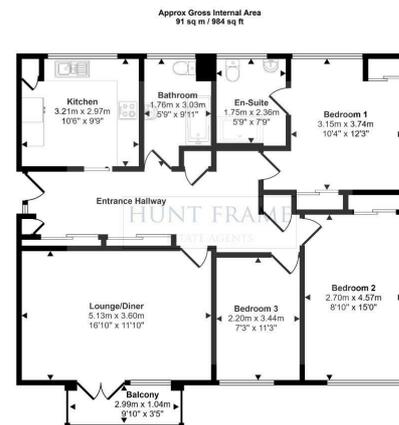
Refitted in October 2020 with a white suite comprising of a panelled bath with acrylic splashbacks with a twin headed shower system to include a rainfall shower head, wash hand basin set in a vanity unit with mixer tap and cupboards beneath, upright ladder style radiator, low-level WC with a concealed cistern, contemporary acrylic splashbacks, UPVC double glazed patterned window to the rear elevation.

## OUTGOINGS

LEASE: SHARE IN THE FREEHOLD WITH A 999 YEAR LEASE FROM 24/06/1961 WITH 935 YEARS REMAINING  
GROUND RENT: NIL  
MAINTENANCE: APPROX £4080 PER ANNUM TO INCLUDE £2000 INTO THE SINKING FUND

## AGENTS NOTE

THE VENDORS INSTALLED A NEW BOILER IN OCTOBER 2020 ALONG WITH NEW HEATING PIPES, RADIATORS AND ELECTRICS. A MAJOR PROGRAM OF EXTERNAL REDECORATION AND BALCONY MAINTENANCE WAS UNDERTAKEN IN THE LAST YEAR AND HAS BEEN PAID FOR. THERE IS A PROGRAM OF WORKS SCHEDULED FOR 2025/26 WITH AMPLE FUNDS IN THE SINKING FUND TO COVER THESE.



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. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Magic Strategy 260.

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 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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