

HUNT FRAME

ESTATE AGENTS



West House Chiswick Place, Eastbourne, BN21 4NJ

Price Guide £350,000



GUIDE PRICE £350,000 TO £370,000

A surprisingly SPACIOUS THREE BEDROOM apartment, WEST TOWN CENTRE location with the benefit of TWO BALCONIES with SEA and DOWNLAND VIEWS. Situated on the SECOND FLOOR with LIFT and STAIR access. With generous accommodation which includes a 24' x 18' L-SHAPED SITTING/DINING ROOM which enjoys a wonderful TRIPLE ASPECT with VIEWS TOWARDS THE SEA and DOWNS. There are THREE good size BEDROOMS and this apartment also benefits from a GARAGE and PRIVATE STORE ROOM. VIEWING is strongly recommended to appreciate the EXCELLENT POSITION and FINE VIEWS.

West House is enviably located just to the west of Eastbourne town centre and close to Eastbourne's seafront and popular theatres. The Town Centre provides the principal shopping thoroughfare and newly constructed Beacon Centre as well as mainline rail services to London Victoria. Sporting facilities in the area include both indoor and outdoor tennis, three golf courses and one of the largest sailing marinas in the South East.



COMMUNAL ENTRANCE

Lift and stairs to the upper floors.

HALLWAY

Large L-shaped entrance hall with storage cupboards, entry phone system, radiator, doors off to the bedrooms, bathroom and receptions.

LOUNGE

18'9 x 13'1 (5.72m x 3.99m)

Dual aspect with UPVC double glazed window to the side elevation with matching UPVC double glazed sliding doors overlooking and giving access to balcony one, open to the dining room, radiator.

BALCONY ONE

Steel and glass balustrading with an excellent vista to the beach and across the lawns at Devonshire Park.

DINING ROOM

11'1 x 10'6 (3.38m x 3.20m)

Dual aspect with UPVC double glazed windows to the side and rear elevations with views across Devonshire Park and towards the South Downs.

KITCHEN

12'10 x 6'8 (3.91m x 2.03m)

Contemporary refitted kitchen with a range of modern, contrasting floor standing and wall mounted units with complementary work top space, stainless steel sink unit with mixer tap and drainer, double electric eye level oven with induction hob and extractor fan with matching splashback, brick effect tiling to walls, integral fridge, dishwasher and washing machine, wall mounted concealed boiler, UPVC double glazed window to the side aspect.

BEDROOM ONE

13'10 x 13'4 (4.22m x 4.06m)

With an extensive range of fitted furniture to include matching double wardrobes, over bed storage and matching bed side cabinets, further dresser and storage cupboard, radiator, sliding UPVC double glazed doors to the front aspect with access to balcony two.

BALCONY TWO

With glass and steel balustrading with an aspect down Chiswick Place towards the town, and up towards the theatres.

BEDROOM TWO

13'0 x 11'2 (3.96m x 3.40m)

Two fitted storage cupboards, radiator, UPVC double glazed window to the front aspect.

BEDROOM THREE

13'5 x 9'9 (4.09m x 2.97m)

Storage cupboard, radiator, UPVC double glazed window to the front aspect.

FAMILY BATHROOM

Comprising of a walk in shower facility with rainfall shower system and secondary attachments, low level Wc, wash hand basin set in a vanity unit with cupboards, fully tiled walls, mirror with adjacent cupboards, ladder style radiator.

SEPARATE CLOAKROOM

Comprising of a low level Wc, wash hand basin, heated towel rail, UPVC double glazed window to the rear aspect.

GARAGE & STORE ROOM

Situated to the rear and integral to the building.

OUTGOINGS

LEASE: 154 YEARS FROM 10TH OF JULY 2018 - 147 YEARS REMAINING

MAINTENANCE: APPROX £2284 PA

GROUND RENT: NIL

COUNCIL TAX BAND: D

ANTI MONEY LAUNDERING REGULATIONS

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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 misstatement. Some of items such as bathroom suites are representative only and may not look like the real items. Made with Made Simple 360.

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			(12 plus) A		
(81-91) B			(11-11) B		
(69-80) C			(10-10) C		
(55-68) D			(9-10) D		
(39-54) E			(8-9) E		
(21-38) F			(7-8) 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	79	England & Wales	EU Directive 2002/91/EC	80

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