



## 138 Caroline Way, Eastbourne, BN23 5AY

Price Guide £350,000



HUNT FRAME ESTATE AGENTS are proud to offer with this BEACH FRONT THREE BEDROOMED DUPLEX PENTHOUSE APARTMENT, offered CHAIN FREE (with a VIRTUAL TOUR) located in the favoured Sovereign Harbour North area. Arranged over the THIRD & FOURTH FLOORS with STUNNING, UNINTERRUPTED 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.

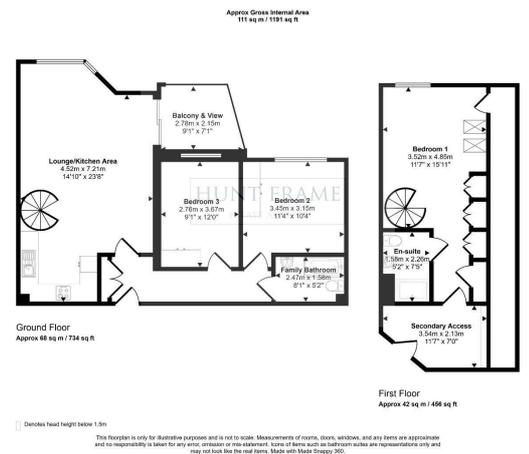
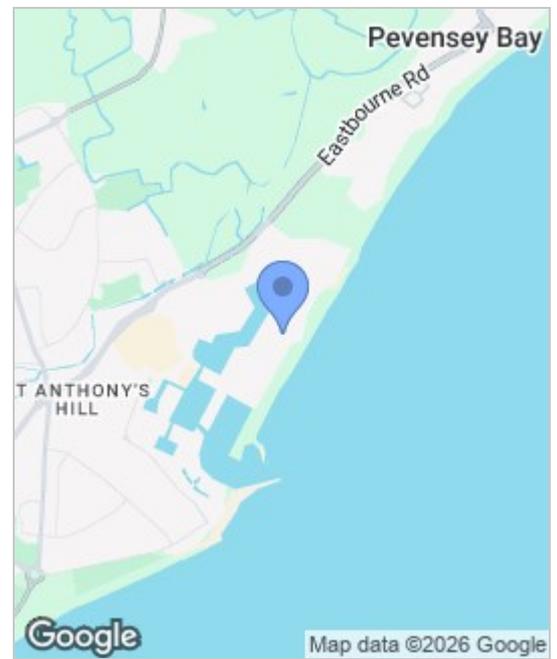
## OUTGOINGS

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



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) 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	79	80	EU Directive 2002/91/EC	

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