

HUNT FRAME

ESTATE AGENTS



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8 Kenton Court Jevington Gardens, Eastbourne, BN21 4EH Price Guide £150,000



An EXTREMELY WELL PRESENTED, POSITIONED and REFURBISHED PURPOSE BUILT APARTMENT situated in an enviable location benefiting from being WALKING DISTANCE to both Eastbourne's SEAFRONT and TOWN CENTRE. The accommodation comprises of a LOVELY SITTING ROOM with DINING AREA, a DOUBLE BEDROOM with a MODERN KITCHEN and SHOWER ROOM. There is also a good sized BALCONY with VIEWS down to the PROMENADE and SEA. Being sold with a SHARE OF FREEHOLD & CHAIN FREE.

The apartments are situated between the resplendent seafront and the theatres, art galleries and sporting facilities of the Devonshire Quarter. The town centre, greatly improved Beacon shopping mall, restaurants and train station are all within walking distance.



COMMUNAL ENTRANCE

Front door into communal hallway and stairs rising to the second floor.

ENTRANCE HALL

Front door into private entrance hall with entry phone and telephone point.

SITTING ROOM

14'2 x 8'5 (4.32m x 2.57m)

Double glazed window to the front aspect, TV point, electric heater and double glazed door to the balcony.

KITCHEN

8'11 x 4'10 (2.72m x 1.47m)

Modern fitted kitchen comprising of a range of wall mounted and floor standing units with work surfaces over, integrated stainless steel sink unit and drainer, tiled splashbacks, electric oven, electric hob, plumbing and space for a washing machine and space for a fridge/freezer.

DOUBLE BEDROOM

14'11 x 8'10 (4.55m x 2.69m)

Double glazed window to the front aspect, oil filled electric radiator with energy efficiency controls by Rointe kyros. Installed in 2023, built in wardrobes.

SHOWER ROOM

Comprising of a shower cubicle with electric shower, wash hand basin, WC, extractor fan and heated towel rail, hot water heater above the WC was installed in 2023.

BALCONY

Lovely views towards the South Downs and down to the seafront and sea.

OUTSIDE

Communal resident parking.

OUTGOINGS

LEASE: 199 YEARS FROM 25/03/2004 - 177 YEARS REMAINING

MAINTENANCE: APPROX £2300 PA

COUNCIL TAX: BAND A



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. Sizes 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 ₂) Rating		
	Current	Potential	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions	
(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 ₂ emissions	
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC

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