HUNT FRAME

ESTATE AGENTS

7 Pegasus Court St. Leonards Road, Eastbourne, BN21 3UP

Price Guide £159,950

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CHAIN FREE - HUNT FRAME ESTATE AGENTS are proud to offer this UNSUALLY SPACIOUS TWO BEDROOM RETIREMENT APARTMENT (for over 60's only) situated on the FIRST FLOOR of this attractive purpose built development. The BRIGHT and SPACIOUS accommodation consists of a LARGE SITTING/DINING ROOM, TWO DOUBLE BEDROOMS and a MODERN KITCHEN and BATHROOM and RESIDENT, GATED PARKING. The communal facilities include a delightful residents' lounge, a visiting guest suite and a laundry room. An early appointment to view is strongly recommended.

The property is conveniently situated only a short distance from Eastbourne town centre with its range of shopping facilities and mainline rail services to London Victoria and to Gatwick. There are sporting and cultural facilities in Eastbourne including tennis at Devonshire Park, several theatres and the renowned Towner Art Gallery.

COMMUNAL ENTRANCE
Communal entrance, lift and stairs to the upper floors.

HALLWAY
Spacious entrance hall with two storage cupboards and a large airing cupboard, with doors off to both bedrooms, the family bathroom and reception room. Entry phone and combined care line system.

SITTING/DINING ROOM
20'3 x 11'10 (6.17m x 3.61m)
Spacious dual aspect reception room with seating and dining areas, UPVC double glazed windows to the side and rear elevations with matching double opening French doors to the rear opening onto a Juliette balcony. Wooden fireplace surround with hearth and an inset electric fire. Two electric heaters.

KITCHEN
7'6 x 6'4 (2.29m x 1.93m)
Rang of floor standing and wall mounted units with work top space, insert stainless steel sink unit with mixer tap and drainer, eye level electric oven with a four ring hob and extractor unit to the side, UPVC double glazed window to the side elevation.

BEDROOM 1
18'2 x 9'2 (5.54m x 2.79m)
UPVC double glazed window to the front aspect, fitted double wardrobe, electric heater.

BEDROOM 2
13'6 x 9'3 (4.11m x 2.82m)
UPVC double glazed window to the front aspect, electric heater.

FAMILY BATHROOM
7'1 x 6'4 (2.16m x 1.93m)
Fitted with a suite comprising of a panelled bath with a shower attachment over, low level Wc with a concealed cistern set in a vanity unit with a range of fitted cupboards, mirror with lighting above, shaver point, fully tiled walls, electric radiator, wall mounted heater.

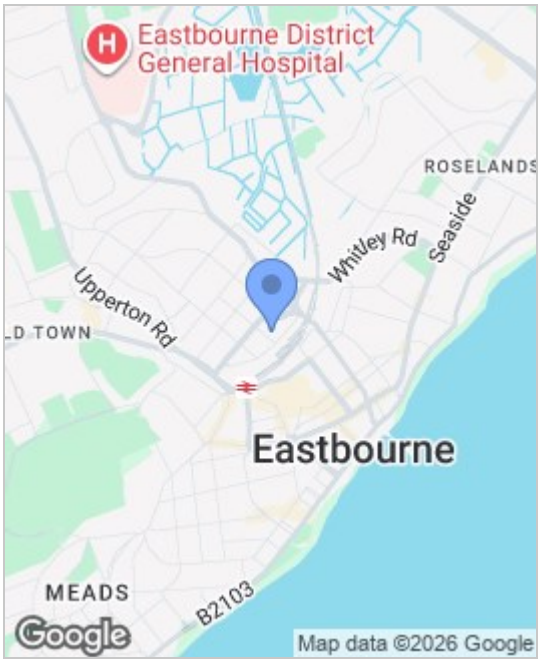
OUTSIDE
There is residents seating area, adjacent to the communal lounge which overlooks the parking areas.

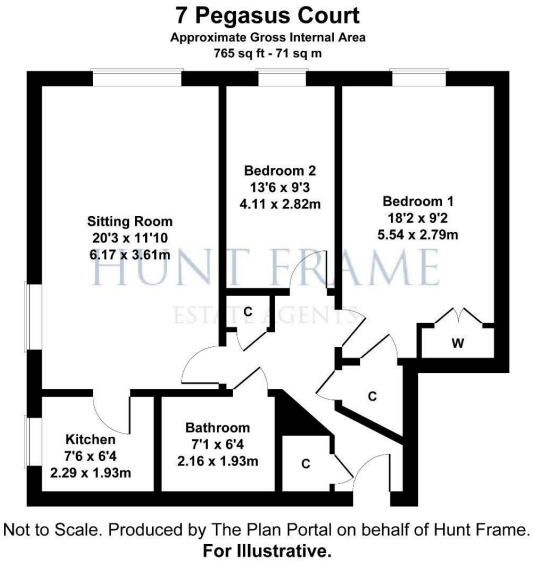
PARKING
There is covered resident parking with visitor parking opposite.

COMMUNAL FACILITIES
There is a residents communal lounge which opens onto a paved seating area, there is also a residents laundry facility and visitors guest suite and the house manager is on site on the mornings of Monday, Wednesday and Friday and in the afternoon on Tuesday and Thursday.

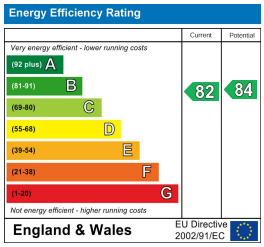
OUTGOINGS
LEASE: 125 YEARS FROM 1ST OF JANUARY 2002 - 101 YEARS REMAINING
MAINTENANCE: APPROXIMATELY £4800 PER ANNUM - PAID SIX MONTHLY - THE MAINTENANCE INCLUDES WINDOW CLEANING, ALL WATER CHARGES, BUILDING INSURANCE, GARDENING AND THE CARE LINE SYSTEM.
GROUND RENT: TBC

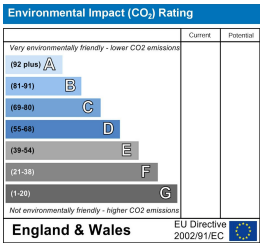
ANTI MONEY LAUNDERING REGULATIONS
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an 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.





Not to Scale. Produced by The Plan Portal on behalf of Hunt Frame.
For Illustrative.





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