

HUNT FRAME

ESTATE AGENTS



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12a The Garden Court 15 Devonshire Place

West Town Centre, Eastbourne, BN21 4BZ

Price Guide £390,000



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COMMUNAL ENTRANCE

Steps to the main entrance, lovely communal entrance hall, hall floor access into 12a.

ENTRANCE HALLWAY

With deep cloaks cupboard with new bi-folding doors, storage cupboard housing the new hot water cylinder (the boiler has been replaced as well), video entry phone system, radiator, auto lighting.

SITTING/DINING ROOM

21'0 x 15'1 (6.40m x 4.60m)

Spacious living/dining room with large bay windows to the side, radiators and door leading to kitchen/breakfast room.

REFITTED KITCHEN

14'6 max x 13'5 max (4.42m max x 4.09m max)

Refitted kitchen which incorporates a large utility cupboard with plumbing and space for a washing machine and a dryer, the stylish, modern units have a range of floor standing and wall mounted units with an integrated Bosch full size dishwasher, there is also an electric Neff double oven and combi microwave with an induction 'boost' hob with contemporary extractor unit above, space for American style fridge freezer, breakfast bar area with cupboards beneath, contemporary inset one and half bowl sink unit with mixer tap and drainer with a waste disposal unit and under counter water heater, two refuse bins, granite style worktops, tiled splashbacks, under unit lighting, a corner carousel unit and deep pan drawers, radiator, auto lighting.

BEDROOM 1

14'3 x 14'2 (4.34m x 4.32m)

Large bay window, extensive range of built in wardrobe cupboards, radiator.

EN-SUITE BATHROOM

Refitted en-suite facility with a panelled bath with a shower

unit over, new vanity unit, wash hand basin with a cupboard under, upright ladder style radiator, fully tiled walls, mirror and shaver point.

BEDROOM 2

14'11 x 8'9 (4.55m x 2.67m)

With built in wardrobe cupboards and radiator.

EN-SUITE SHOWER

Refitted shower room to include an enclosed shower cubicle with a new shower and thermostatic valve, new vanity unit and wash hand basin, Low level Wc with a concealed cistern, fully tiled walls, large LED mirror with an anti-mist feature, upright ladder style radiator.

CLOAKROOM

New vanity unit and inset wash hand basin, low level Wc with a new cistern housing, fully tiled walls, ladder style radiator, new upright vanity unit.

OUTSIDE

The property enjoys communal gardens to the front and rear and the allocated parking is accessed via these gardens and gates.

UNDERCROFT PARKING

Located under the building adjacent to the apartment and accessed either through the electrically operated gates or on foot via the communal gardens.

OUTGOINGS

LEASE: 999 YEARS FROM 25/03/1998 - 971 REMAINING
MAINTENANCE: APPROX £2800 PER ANNUM
COUNCIL TAX BAND: E

AGENTS NOTE

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this

Tel: 01323 737373

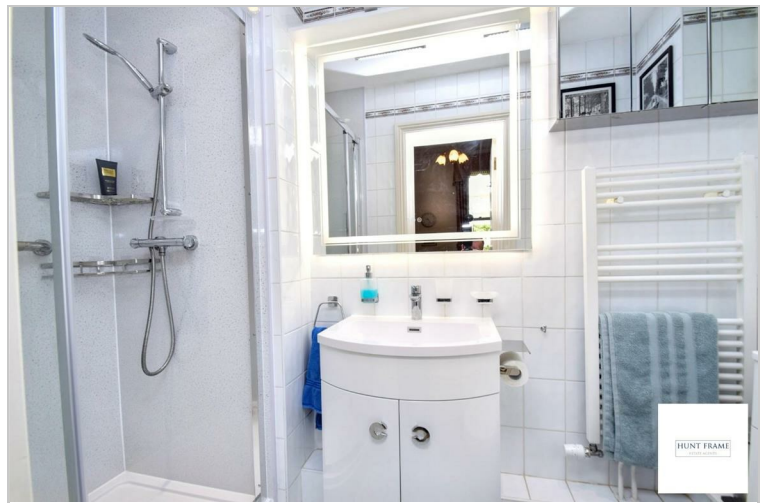
responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Coadjute will send a secure link for you to complete the biometric checks electronically. A fee of £45+ VAT per person will apply for these checks. These anti-money laundering checks must be completed before we can commence marketing or issue a sales memo. Please contact the office if you have any questions in relation to this.

SUMMARY

STUNNING HALL FLOOR APARTMENT of excellent proportions (just on 1000 sq ft) forming part of this exclusive development constructed in relatively recent years by Village Green, a London development company. This **SPACIOUS MANSION** apartment has seen significant expenditure in recent times and benefits from a **MODERN REFITTED KITCHEN**, **TWO NEWLY INSTALLED EN-SUITE** facilities and a newly installed **CLOAKROOM**. There are also **TWO DOUBLE BEDROOMS** and a **LOVELY DOUBLE RECEPTION** with bay windows to the side aspect. The property comes highly recommended by sole agents **Hunt Frame**

LOCATION

Positioned in one of Eastbourne's finest west town centre developments, enviably located within an exclusive residential area between the west side of the town centre, seafront and the theatres. The amenities of the town centre are close at hand with the new Beacon shopping centre and the railway station providing services to London Victoria and to Gatwick. The seafront is within only a few hundred yards and is known to be one of the finest Victorian seafronts on the south coast.





Approx Gross Internal Area
95 sq m / 1023 sq ft

Bedroom 1
4.32m x 4.34m
14'2" x 14'3"

Bedroom 2
2.66m x 4.55m
8'9" x 14'11"

Lounge Diner
6.40m x 4.59m
21'0" x 15'1"

Kitchen
4.41m x 4.10m
14'6" x 13'5"

En-suite
2.70m x 1.37m
8'10" x 4'6"

En-suite
2.78m x 1.16m
9'1" x 3'10"

WC
1.33m x 2.11m
4'4" x 6'11"

Entrance

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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 mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact us on 01323 737373 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
	77		79
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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