

HUNT FRAME

ESTATE AGENTS



29 Eugene Way, Eastbourne, BN23 5BH

£270,000



A large style 2 bedroom apartment with a very sunny balcony over looking the beach at Sovereign Harbour North. Stylish accommodation comprising of an airy living room with separate dining space, fully fitted kitchen, two double bedrooms, en-suite shower room and separate jack and jill bathroom. The property has a large sea facing balcony with magnificent coastal views, this property also benefits from a DOUBLE TANDEM INTEGRAL GARAGE.



Lease: 102 years remaining

Maintenance: £3200 PA

Ground Rent: £150 PA

Lift to third floor.

Entrance Hall

Wall mounted electric heater, security entry phone.

Living/Dining Room: 9.10m x 5.10m / 29ft 10" x 16ft 9"

Enjoying access onto the large balcony, wall mounted electric heater, TV points, opening to:

Kitchen: 3.70m x 2.73m / 12ft 2" x 8ft 11"

Fitted in a range of wall and base mounted cupboards and drawers, work tops with inset sink unit. Built in oven, hob and extractor, integrated fridge and freezer. Built in washing machine and dishwasher, double glazed window.

Bedroom 1: 3.61m x 3.13m / 11ft 10" x 10ft 3"

Wall mounted electric heater, range of fitted furniture, double glazed window, door to:

En-Suite

White suite comprising shower cubicle, wash basin and low level wc, heated towel rail.

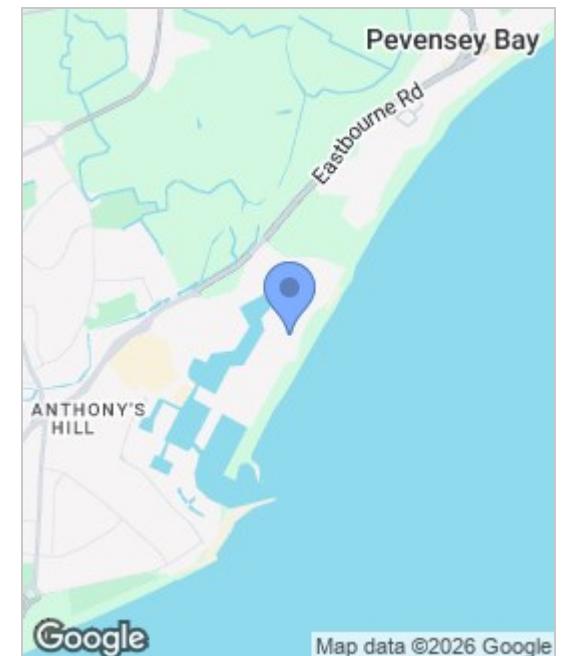
Bedroom 2: 2.79m x 2.60m / 9ft 2" x 8ft 6"

Double glazed window, wall mounted electric heater, door to:

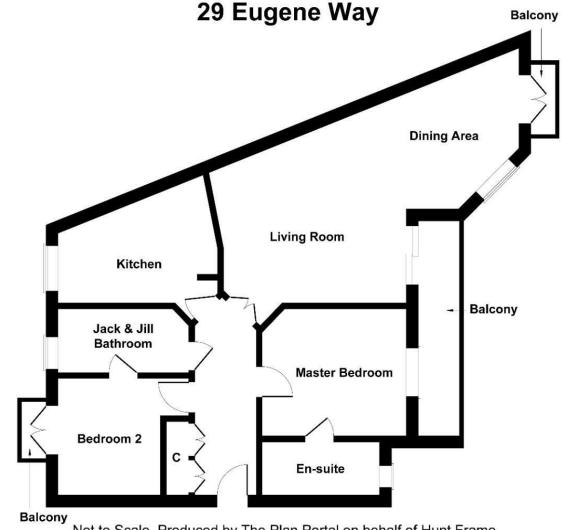
Jack and Jill bathroom

In a white suite comprising panelled bath, vanity wash basin with cupboards below, low level wc, tiled walls, heated towel rail, double glazed window.

TANDEM GARAGE WITH PARKING FOR TWO CARS.



29 Eugene Way



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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A		81	86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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