

HUNT FRAME

ESTATE AGENTS



44 Grand Court King Edwards Parade, Eastbourne, BN21 4BX Price Guide £280,000



ENJOYING SOME OF THE FINEST SEA VIEWS IN EASTBOURNE, we are proud to offer this FRONTLINE CHAIN FREE APARTMENT which is located on the FIRST FLOOR of this PRESTIGIOUS PURPOSE BUILT BLOCK with TWO BEDROOM accommodation that includes TWO BALCONIES, a MODERN KITCHEN and an UPDATED SHOWER ROOM (with VIRTUAL TOUR). Offered to the market by SOLE AGENTS HUNT FRAME and RARELY AVAILABLE.

Enviably located just to the west of Eastbourne town centre and directly on Eastbourne's seafront. Close to the town's popular theatres and Town Centre which provides a principal shopping thoroughfare and newly constructed Beacon Centre, as well as mainline rail services to London Victoria. Sporting facilities in the area include both indoor and outdoor tennis, three golf courses and one of the largest sailing marinas in the South East.



COMMUNAL ENTRANCE

Remote fob entrance, communal stairs and lift to the upper floors.

HALLWAY

Storage cupboard, video entryphone system, telephone point, doors off to the sitting room, both bedrooms, bathroom and kitchen.

SITTING ROOM

14'7 x 12'4 (4.45m x 3.76m)

Stunning sea and coastal views over the lawned seafront gardens, electric radiator, double glazed door to the balcony.

BALCONY

Commanding lovely sea and coastal views, down to the pier and beyond and West across the Wish Tower lawns and up towards Holywell and Beachy Head.

KITCHEN

11'2 x 6'10 (3.40m x 2.08m)

Modern kitchen with a range of contrasting, coloured fronted cupboards with work surfaces, inset sink unit with mixer tap, an electric fan oven with hob and extractor unit above, under counter fridge and freezer space, plumbing and space for a washing machine, fitted larder cupboard, integral rubbish chute, airing cupboard with the hot water cylinder, double glazed window to the rear elevation, with a double glazed door allowing access to balcony 2 and service lift.

BEDROOM 1

12'8 x 12'6 (3.86m x 3.81m)

Double glazed window to the front aspect with glorious direct views over the promenade, coast, down towards the pier and beyond and to the west across the wish tower slopes and up to Holywell and Meads, fitted cupboard, electric radiator.

BEDROOM 2

13'0 x 7'11 (3.96m x 2.41m)

Double glazed window to the rear elevation, fitted storage cupboard, electric radiator.

SHOWER ROOM

9'9 x 5'10 (2.97m x 1.78m)

Updated shower room with a large shower enclosure with a fitted shower unit, fixed

glass screen, fully tiled, low level Wc, wash hand basin set in a vanity unit with cupboards beneath, part tiling to walls, ladder style radiator.

COMMUNAL ROOF TERRACE:

The residents of Grand Court have access to a communal roof terrace, which is located at the top of the East part of the building and enjoys stunning coastal and downland views, very popular when Eastbourne hosts its annual Airbourne show.

OUTGOINGS

MAINTENANCE: Currently £865 per quarter - £3460 PA tbc

LEASE: WITH A SHARE IN THE FREEHOLD 999 YEARS FROM 25/12/1989 964 YEARS REMAINING

COUNCIL TAX: BAND D

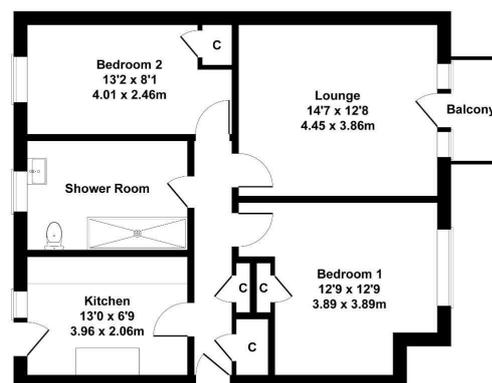
AGENTS NOTE:

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. 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, this payment will be added to your invoice upon successful completion of your sale. These anti-money laundering checks must be completed before we can commence marketing and the initial cost for these will be covered by Hunt Frame. Please contact the office if you have any questions in relation to this.



44 Grand Court

Approximate Gross Internal Area
770 sq ft - 72 sq m



Not to Scale. Produced by The Plan Portal 2021
For Illustrative Purposes Only.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	73	England & Wales	EU Directive 2002/91/EC	56

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