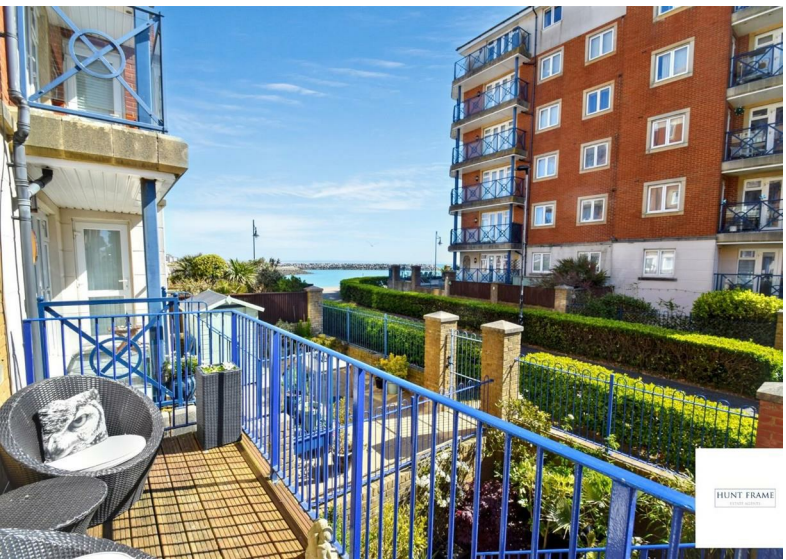
HUNT FRAME
ESTATE AGENTS



90 Dominica Court, Eastbourne, BN23 5TR

£450,000

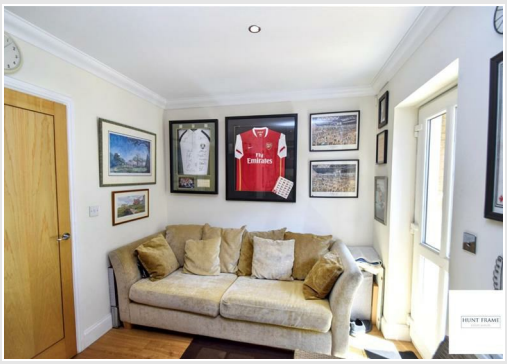
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ENTRANCE HALL
Entrance hall with a large double storage cupboard and additional single cupboard, personal door to the garage, laminate flooring, staircase to the first floor, doors to the shower room and garden room/bedroom 5.

SHOWER ROOM
Modern shower cubicle with a twin headed shower system and sliding door to the front, wash hand basin set in a vanity unit, low level Wc, part tiling to walls, radiator, extractor fan, tiled floor.

GARDEN ROOM/BEDROOM 5
14'9 x 8'4 (4.50m x 2.54m)
UPVC double glazed window to the rear aspect, laminate flooring, UPVC double glazed door giving access and over looking the rear garden.

FIRST FLOOR

OPEN PLAN SITTING/DINING ROOM
17'3 x 14'11 (5.26m x 4.55m)
Re-configured reception area, open plan to the landing being L-shaped and providing ample seating and dining space, laminate flooring, contemporary radiator, UPVC double glazed window to the rear with coastal views and matching double opening french doors giving access to balcony one, doors to the kitchen and cloakroom.

BALCONY ONE
Lovely seating area with views over the gardens below with steps giving access to the same, enjoying views to the East over the outer harbour, beach and channel.

CLOAKROOM
Low level Wc, wall mounted wash hand basin with splashback, laminate flooring, extractor fan.

REFITTED KITCHEN
14'10 x 9'2 (4.52m x 2.79m)
Modern kitchen, updated by the current owners with an extensive range of floor standing and wall mounted units with a number of features to include pantry style cupboards, deep pan drawers and under unit lighting, worktop space, an inset sink unit with mixer tap and drainer, fitted double oven with a four ring gas hob and extractor above, plumbing and space for a washing machine and dishwasher, space for a breakfast table, Victorian style tiled splashbacks, integral fridge/freezer, contemporary radiator, UPVC double opening doors onto a juliette balcony with a further UPVC double glazed window to the side.

SECOND FLOOR
Landing with radiator and large airing cupboard, doors off to the family bathroom and bedrooms 2 & 3.

BEDROOM 2
14'9 x 11'5 (4.50m x 3.48m)
Fitted double wardrobe, two UPVC double glazed windows to the rear aspect with views, radiator.

BEDROOM 3
15'2 x 9'2 (4.62m x 2.79m)
Two UPVC double glazed windows to the front aspect, radiator, space for freestanding furniture/wardrobes.

FAMILY BATHROOM
Suite comprising of a panelled bath with mixer tap, low level Wc, pedestal wash hand basin, part tiling to walls, ladder style radiator, laminate flooring, mirror fronted cabinet, shaver point.

THIRD FLOOR
Doors off to the master bedroom and bedroom 4.

BEDROOM 4
9'3 x 8'6 (2.82m x 2.59m)
UPVC double glazed window to the front aspect, radiator, laminate flooring.

MASTER BEDROOM
15'6 x 14'8 (4.72m x 4.47m)
Lovely principal bedroom with loft access, radiator, an archway to two matching double wardrobes, door to the en-suite and UPVC double glazed windows and matching double opening french doors allowing access to balcony 2 with lovely coastal views.

EN-SUITE
Updated en-suite facility, comprising of a panelled bath with shower attachment, low level Wc and pedestal wash hand basin, fitted vanity cupboards with storage and shelving, part tiling to walls with moziac detail, shaver point, modern ladder style radiator, laminate flooring, UPVC double glazed window to the front aspect.

BALCONY TWO
Views to the East over the beach, outer harbour and channel, seating area with balustrade, perfect for enjoying morning coffee or an afternoon drink!

GARAGE
Up and over door to the front, power and light, personal door to the hallway.

PARKING
Two parking spaces to the front of the garage, ample visitor parking.

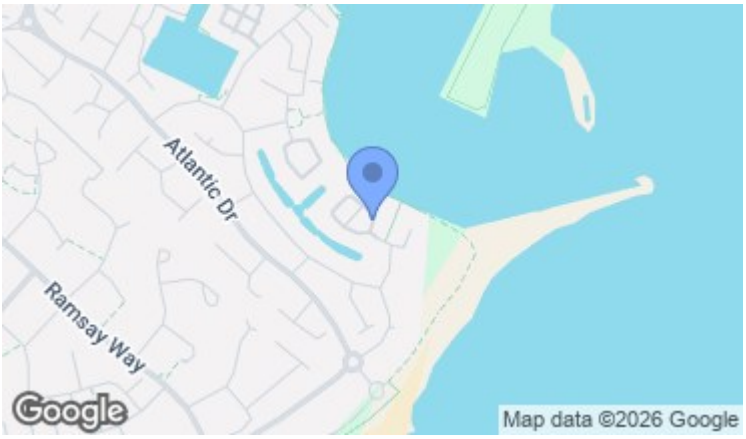
GARDENS
Accessed from the garden room/bedroom 5 or from the steps leading down from balcony 1, landscaped with established plants and borders, under steps storage space and storage unit, path and gravel with a gate that leads to the path that is approximately 50 yards from the beach.

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. 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.

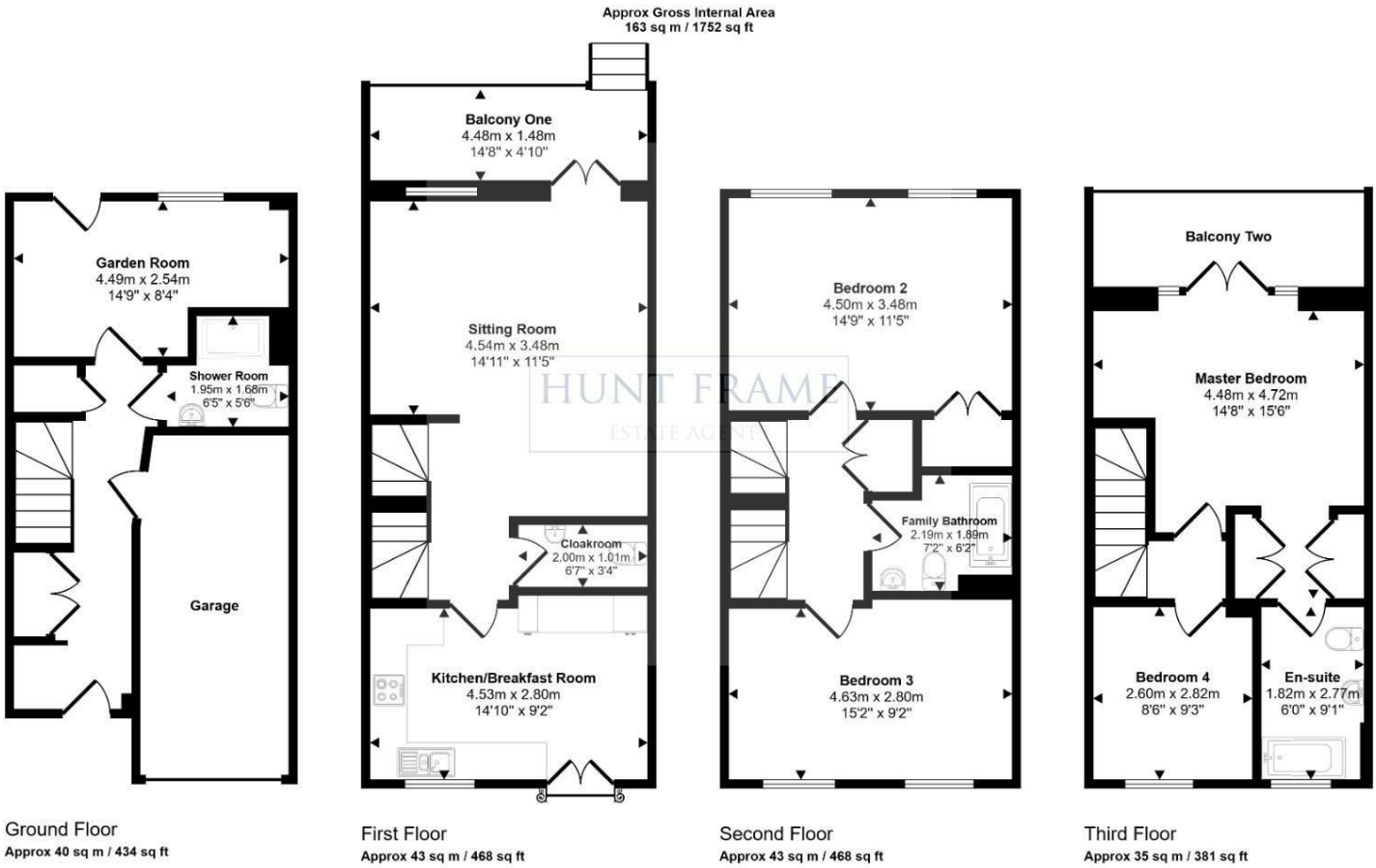
A STUNNING RE-CONFIGURED & UPDATED TOWNHOUSE with SEA & HARBOUR VIEWS within a gated development. Presenting VERSATILE accommodation across four floors with 4/5 BEDROOMS, to include an OPEN PLAN SITTING/DINING ROOM with access to BALCONY ONE, a REFITTED KITCHEN/BREAKFAST ROOM, the two upper floors house the four bedrooms to include a master bedroom with dressing area, fitted wardrobes and an EN-SUITE with a lovely BALCONY TWO with SEA VIEWS. The ground floor has a GARDEN ROOM/BEDROOM 5 with adjacent SHOWER ROOM and there is a third BATHROOM FACILITY to the upper/third floor. There is also an INTEGRAL GARAGE & PARKING to the front with ample visitor parking also.



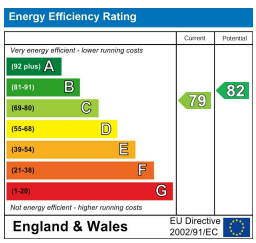


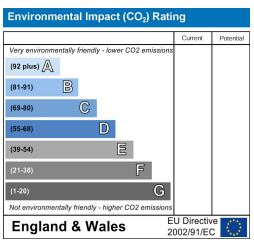







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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