HUNT FRAME
ESTATE AGENTS



6 Scotney House Groombridge Avenue, Eastbourne, BN22 7FE

Offers Over £200,000

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CHAIN FREE. Opposite the seafront, adjacent to Princes Park and the Sovereign Centre. Beautifully presented with TWO DOUBLE BEDROOMS, EN-SUITE, OPEN PLAN LIVING ROOM/KITCHEN with integrated appliances, BALCONY with views over Princes Park to the sea, BATHROOM & ALLOCATED PARKING. Offers over £200,000.







COMMUNAL HALL
With stairs and lift to upper floors.

PRIVATE ENTRANCE HALL
Radiator, storage cupboard, intercom.

LIVING ROOM/KITCHEN
22'1 x 12'6 (6.73m x 3.81m)
Open plan, double aspect, with double glazed windows to side and sliding patio door doors to BALCONY. Fitted shelving creating a feature wall with television display and contemporary pebble effect electric fireplace. Radiator.
Kitchen area: with tiled flooring. Fitted with a range of wall and base mounted units with contrasting work surfaces and over-the-counter lighting. Integrated refrigerator and freezer, dishwasher and washing machine. Fitted electric oven and hob with extractor fan, radiator.

BALCONY
8'0 x 4'2 (2.44m x 1.27m)
Beautiful views over lawns to the sea.

BEDROOM ONE
12'6 x 10'8 (3.81m x 3.25m)
Double glazed window to front, fitted mirror fronted double wardrobe, radiator, television point.

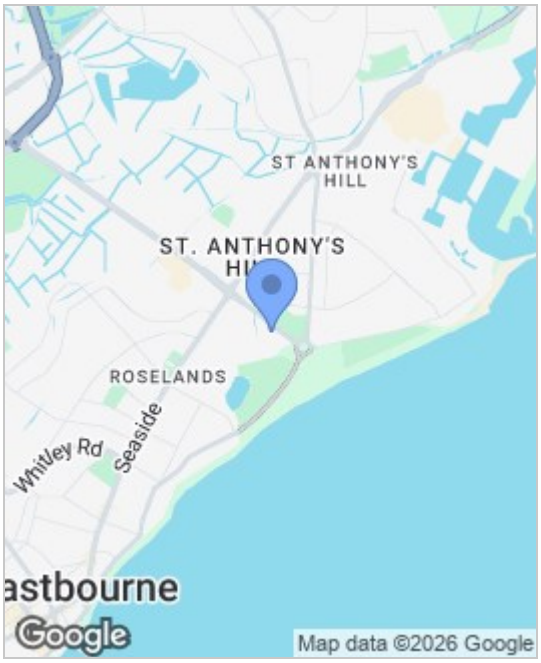
EN-SUITE
Tiled shower enclosure, pedestal wash hand basin, low flush WC, radiator, extractor fan, wall mounted vanity cupboard.

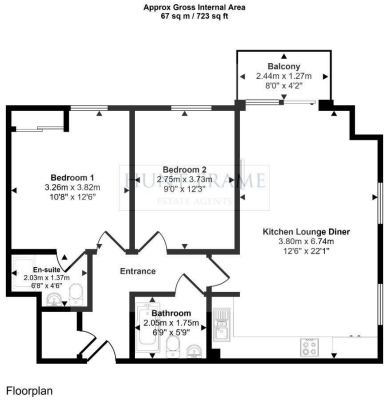
BEDROOM TWO
12'3 x 9'0 (3.73m x 2.74m)
Double glazed window to front, radiator.

BATHROOM
6'9 x 5'9 (2.06m x 1.75m)
White suite comprising panelled bath, pedestal wash hand basin, low flush WC, radiator, extractor fan, tiled flooring.

TENURE & OUTGOINGS
Leasehold. Approximately 107 years remaining.
Ground Rent. £250 PA (TBC)
Maintenance. Approximately £2200 PA (TBC)
Estate Management Charge. Approximately £200 PA (TBC)
Council Tax Band C
EPC awaited

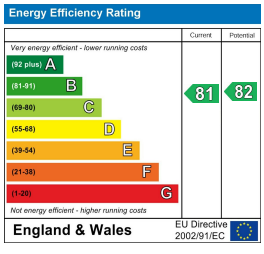
AGENTS NOTE
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Coadjute will send a secure link 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.

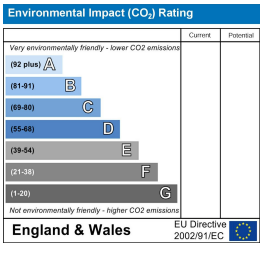




Floorplan

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.





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