

HUNT FRAME

ESTATE AGENTS



15 Admiralty Court Admiralty Way, Eastbourne, BN23 5PW £285,000



HUNT FRAME ESTATE AGENTS are proud to offer with a ****VIRTUAL TOUR**** this two bedroom apartment which is situated at 'Fishermen's Village' on the north Harbour. Enjoying wonderful **DIRECT SEA VIEWS** from the large balcony. Benefiting from a 19'1 lounge, kitchen/breakfast room with integrated appliances, master bedroom with **EN-SUITE SHOWER ROOM** and second bathroom. Also benefitting from double glazing, gas central heating and a **CAR PORT**. Available with no chain.



ACCOMMODATION: Communal entrance door leading to:

COMMUNAL ENTRANCE HALL: Stairs and passenger lift leading to second floor, private front door to:

ENTRANCE HALL: Built-in cloaks/storage cupboard, door to airing cupboard, radiator.

LOUNGE: 19'1" x 10'8" (5.82m x 3.25m) Double glazed French doors with adjacent double glazed windows leading to balcony enjoying direct sea views, television point, two double radiators, two wall-light points.

KITCHEN/DINER: 15'7" x 8'7" (4.75m x 2.62m) Fitted in a matching range of cupboards and drawers to eye and base level with complementary work surfaces and tiled splashbacks, inset one and a half bowl single drainer stainless steel sink unit, fitted gas hob with electric oven beneath and extractor hood above, glass fronted display cabinets, integrated washing machine and dishwasher, built-in fridge and freezer, tiled floor, radiator, double glazed door to balcony enjoying direct sea views.

BEDROOM 1: 14'4" x 9'5" (4.37m x 2.87m) Double glazed window to front, radiator, built-in wardrobe, television point.

EN-SUITE SHOWER ROOM: In a white suite comprising a shower cubicle with wall-mounted shower unit, low level WC, pedestal wash basin, wall-light with electric shaver point, extractor fan, heated towel rail, tiled walls and floor.

BEDROOM 2: 11'3" x 9'10" (3.43m x 3.00m) Double glazed window to front, radiator, built-in wardrobe.

BATHROOM: In a white suite comprising panelled bath, low level WC, vanity wash basin with cupboard beneath, electric shaver point, extractor fan, heated towel rail, tiled walls and flooring.

ALLOCATED PARKING SPACE:

LEASE: To be advised.

GROUND RENT: Approximately £150 per

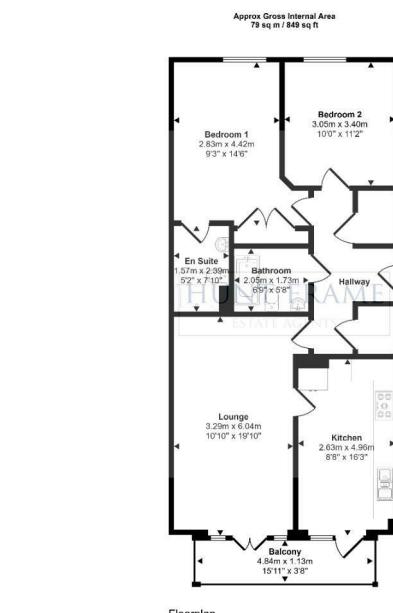
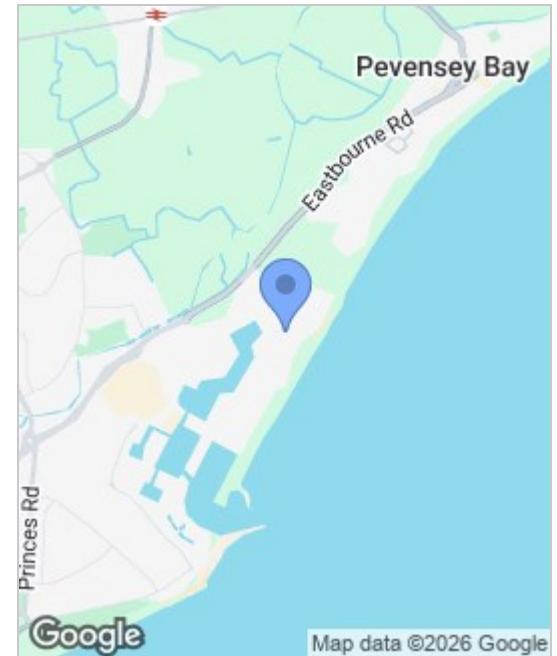
year (To be confirmed).

MAINTENANCE: Approximately £2858 per year (To be confirmed).

SOVEREIGN HARBOUR & SERVICE

CHARGE: Approximately £342.00 per annum (To be confirmed).

COUNCIL TAX: Band E (To be confirmed).



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 Make Snappy 290.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (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			
England & Wales		EU Directive 2002/91/EC	

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