



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. Benefitting 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.

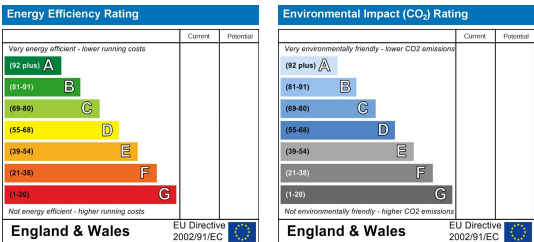
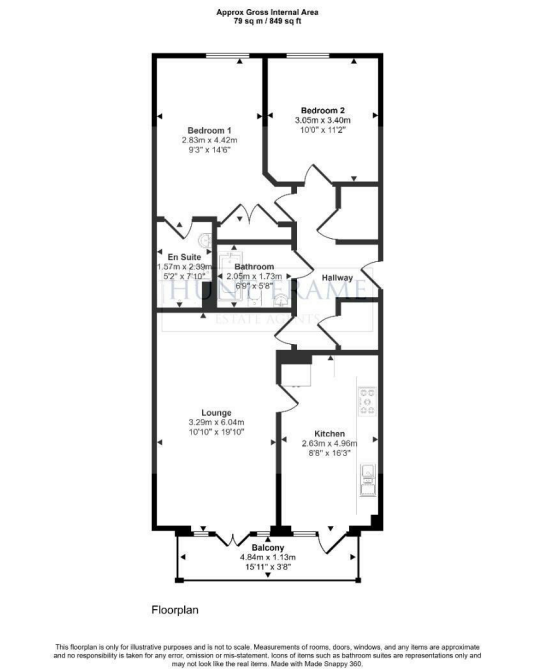
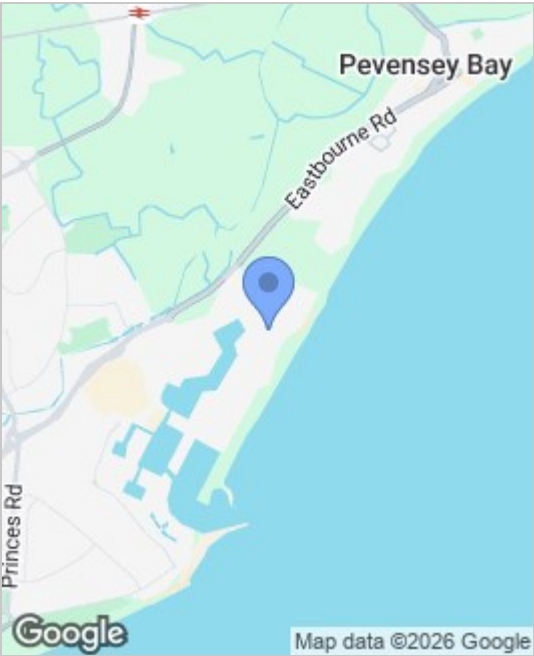
BEDROOM 2: 11'3" x 9'10" (3.43m x 3.00m) Double glazed window to front, radiator, built-in wardrobe.

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).



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