

HUNT FRAME

ESTATE AGENTS



8 Chalvington House Ocklynge Road, Eastbourne, BN21 1PZ £140,000



VIRTUAL TOUR - An EXTREMELY WELL PRESENTED DOUBLE BEDROOM APARTMENT within the favoured MOTCOMBE area of OLD TOWN with an EXTENDED LEASE TERM.. Offered to the market CHAIN FREE and benefiting from a good sized SITTING ROOM with BRAND NEW FITTED CARPET, a MODERN KITCHEN, SHOWER ROOM and DOUBLE BEDROOM. Externally there is RESIDENT PARKING to the rear and communal grounds to the front.

Enjoying a lovely location with views over Motcombe Village towards St Mary's Church, close to local amenities which include a post office, various independent shops, local pubs and a Waitrose supermarket. Also within a short stroll are the delightful Motcombe Gardens with the Town Centre and seafront a short distance away, as is the mainline station.



COMMUNAL ENTRANCE

Communal entrance door, second door to the rear access and parking area, private door to the apartment.

MANAGING AGENTS: STREDDER PEARCE

ENTRANCE HALL

Entrance door with spy hole, into the hallway, electric radiator, entry phone system, storage cupboards with hot water cylinder and water tank, doors off to sitting room, bedroom, bathroom and kitchen.

SITTING ROOM

16'4 x 11'10 (4.98m x 3.61m)

Large double glazed window to the front aspect with South Downs views and views over the communal grounds, electric radiator, newly fitted carpet, recessed ceiling lighting.

KITCHEN

12'9 x 6'4 (3.89m x 1.93m)

Range of modern floor standing and wall mounted units with worktop space, electric hob with oven beneath and canopied extractor fan over, under worktop appliance spaces, plumbing and space for a washing machine, (all included if required), stainless steel sink unit with mixer tap and drainer, tiled splashbacks, double glazed window to the front aspect.

BEDROOM

12'5 x 11'10 (3.78m x 3.61m)

Large double bedroom with an electric radiator, newly fitted carpet, UPVC double glazed window overlooking the rear aspect.

SHOWER ROOM

Comprising of a large shower cubicle with shower unit with sliding door to the front, tile effect flooring, low level WC, wash hand basin set in a vanity unit with mixer tap, fully tiled walls, patterned double glazed window to the rear aspect, electric wall mounted radiator.

OUTSIDE

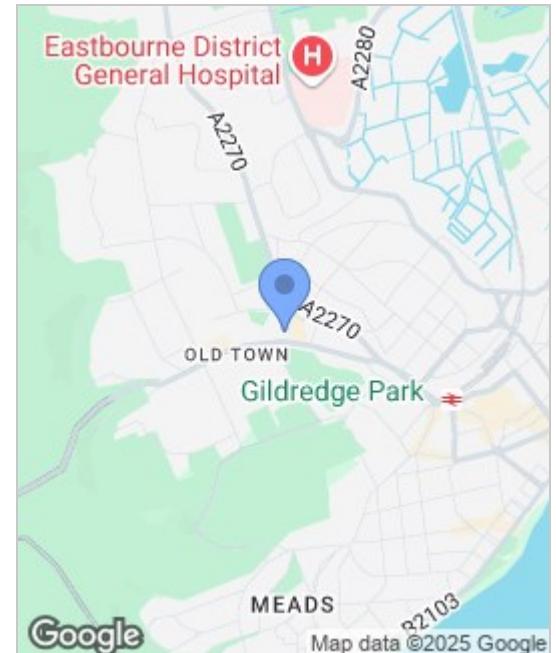
Non-allocated resident parking to the rear.

TENURE AND OUTGOINGS

LEASE: TERM OF 148 YEARS FROM JULY 2004 - 128 YEARS REMAINING

MAINTENANCE: APPROX £400 PER QUARTER - £1600 PA APPROX

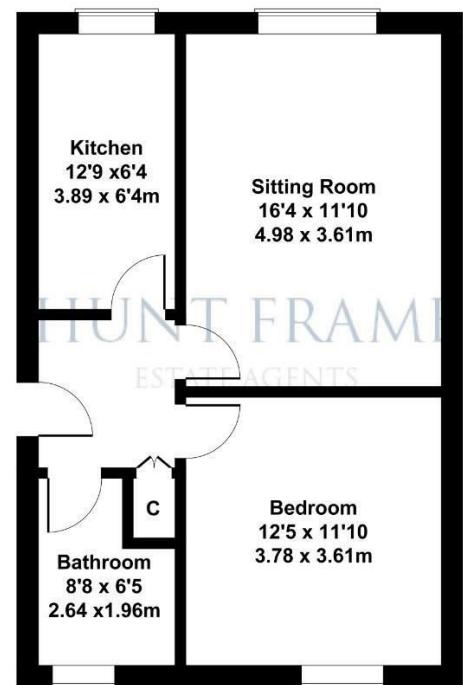
GROUND RENT: TBC



8 Chalvington House

Approximate Gross Internal Area

546 sq ft - 51 sq m



Not to Scale. Produced by The Plan Portal 2024
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		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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