

# HUNT FRAME

ESTATE AGENTS



## Flat 3, 24 Derwent Road, Eastbourne, BN20 7PH

£189,950



**VIRTUAL TOUR** - An EXTREMELY IMPRESSIVE, PERIOD CONVERSION, located in the heart of the ever popular MEADS, only moments from the High Street and Seafront. This TOP (second floor) apartment benefits from TWO BEDROOMS and a MODERN CONTEMPORARY KITCHEN, along with a SPACIOUS SITTING ROOM and well appointed BATHROOM. There is also a SMALL BALCONY, a SHARE in the FREEHOLD and is offered CHAIN FREE.

Set literally within minutes of Meads Village High Street and a short pleasant walk to the beautiful seafront. There are numerous shops and bespoke retail outlets within a few minutes walk and the glorious South Downs are moments away. Buses and road links are excellent and the property comes highly recommended by sole selling agents Hunt Frame.





Communal Entrance

The property is accessed via a ground floor communal entrance that leads to a communal porch. The flat is then situated on the second floor with its own private entrance.

Entrance Hallway

Entrance via the properties own front door, with carpeted flooring, radiator, two large storage cupboards and one airing cupboard, loft hatch.

Kitchen

13' 10" x 8' 2" (3.96m 3.05m x 2.44m 0.61m)  
Modern kitchen with built in electric oven and induction hob, modern base units and wooden work tops, breakfast bar, double glazed window to the rear aspect, radiator, wooden flooring.

Reception Room

14'1" x 12' 6" (4.29m x 3.66m 1.83m)  
With carpeted flooring, radiator, double glazed rear aspect doors that lead to the small balcony.

Bedroom 1

11'9" x 9' 6" (3.35m 2.74m x 2.74m 1.83m)  
With carpeted flooring, radiator, double glazed window to the front aspect.

Bedroom 2

10' 5" x 7' 2" (3.05m 1.52m x 2.13m 0.61m)  
With carpeted flooring, radiator, velux double glazed window, (L shape room with restricted headroom).

Bathroom

Modern white bathroom suite with a wash hand basin, bath with shower over and w.c. Grey wood effect laminate flooring, radiator and extractor fan.

AGENTS NOTE

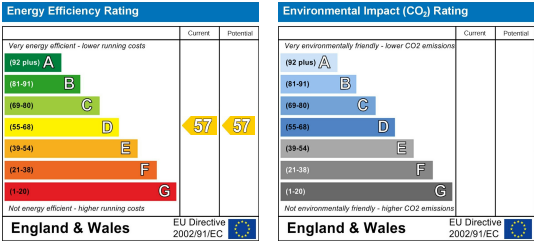
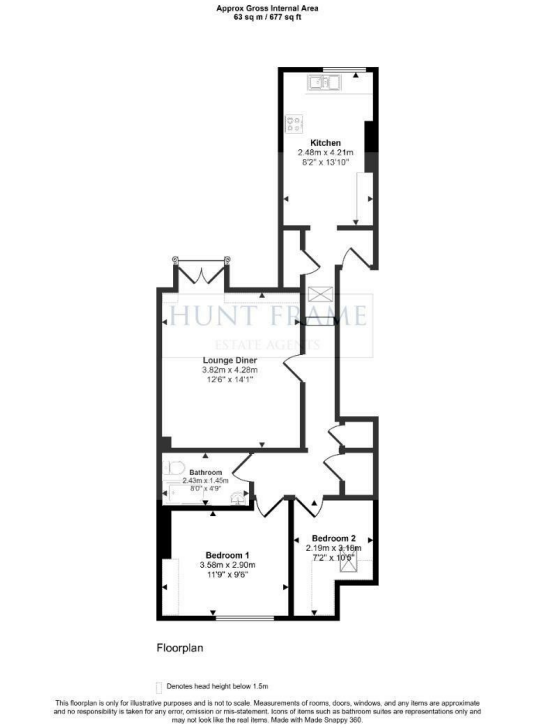
Under the Estate Agents Act 1979 we are bound to disclose that the seller is an employee of Hunt Frame.

SHARE OF FREEHOLD

Lease is 999 years from 29 September 1986.

MAINTENANCE

£148.06 PCM



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