

HUNT FRAME

ESTATE AGENTS



28 Pacific Heights South , Eastbourne, BN23 5PU
£149,950



ENJOYING WONDERFUL DIRECT HARBOUR VIEWS, a one bedroom ground floor flat benefitting from access directly on to a large communal TERRACE. Also benefitting from a kitchen with integrated appliances and an ALLOCATED UNDERGROUND PARKING SPACE. Considered ideal for a first time buyer or a buy to let investor. Available chain free.

LEASE: 125 YEARS FROM 01/01/2002

GROUND RENT: £150

MAINTENANCE: £1186.20 PER HALF YEAR

COUNCIL TAX BAND: C



Communal front door with security entry phone to:

Communal entrance hall, lift and stairs to ground floor. Front door to:

Entrance hall

Door to airing cupboard, security entry phone receiver. Wall mounted electric heater.

Lounge/Kitchen

16'6 x 11'9 (5.03m x 3.58m)

Lounge area:

Double glazed French doors opening onto large communal terrace and enjoying views of the harbour. Wall mounted electric heater. TV point.

Kitchen area: Fitted in a range of wall and base mounted cupboards and drawers. Work tops with inset stainless steel 1 1/2 bowl sink and single drainer unit with mixer tap and tiled splash backs. Built in oven, hob and extractor, built in washing machine. Integrated fridge and freezer, recessed spot lighting, wall mounted electric heater.

Bedroom

12'5 x 10'7 (3.78m x 3.23m)

Double glazed french doors leading on to large communal terrace, wall mounted electric heater, TV point.

Bathroom

In a white suite comprising panelled bath with mixer tap and shower attachment, low level wc, pedestal wash basin, electric heater.

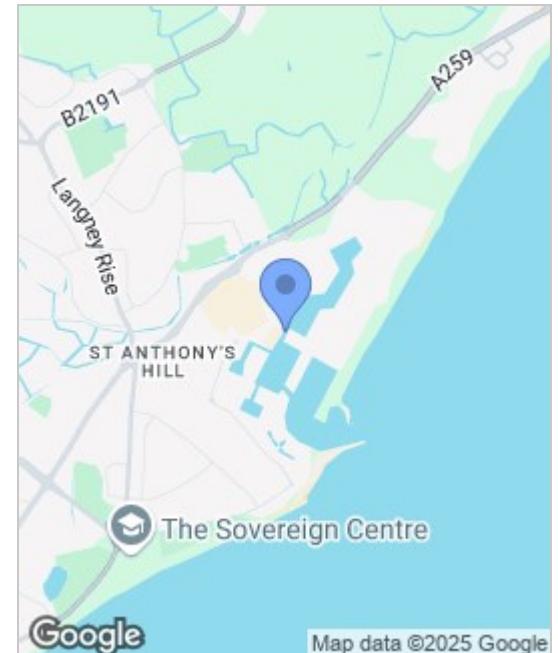
ALLOCATED UNDERGROUND PARKING SPACE no. 28

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GROUND RENT: £150

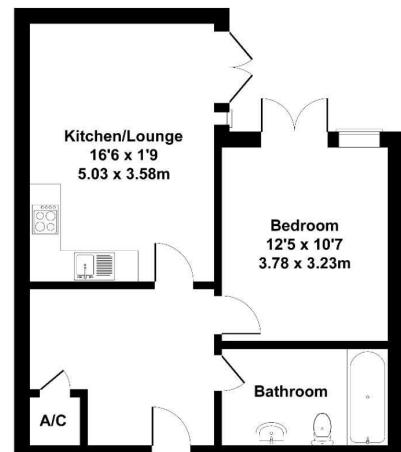
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Approximate Gross Internal Area
524 sq ft - 49 sq m



Not to Scale. Produced by The Plan Portal on behalf of Hunt Frame.
For Illustrative.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	A	
(81-91)	B	B	
(69-80)	C	C	
(55-68)	D	D	
(39-54)	E	E	
(21-38)	F	F	
(1-20)	G	G	
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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