

HUNT FRAME

ESTATE AGENTS



4A Denton Road, Eastbourne, BN20 7SU

£249,950



STUNNING GARDEN APARTMENT with a **WHOLLY OWNED PRIVATE GARDEN** in the heart of MEADS. A lovely, compact apartment with a **PRIVATE ENTRANCE** with **WELL PRESENTED TWO BEDROOM** accommodation with the principle rooms (reception, garden room & kitchen) all enjoying **SUPERB VIEWS** of the Garden. The current owner has refitted the **SHOWER ROOM** and re-decorated and has **BEAUTIFULLY PLANTED** and maintained the nearly 80 feet, partly walled rear garden. In addition to the garden, the property has the added benefits of a **DETACHED GARAGE**, **TWO OFF ROAD PARKING SPACES** and an **EXTENDED LEASE** with **LOW OUTGOINGS**.

Situated in the heart of MEADS, only moments from Meads High Street with its numerous shops, restaurants and public houses. The seafront and promenade are only a short distance from the apartment as well as the national trusts's South Downs. Eastbourne Town Centre is only a few minutes away with a much larger range of shops etc along with its mainline station to London.



ENTRANCE

Wooden glazed entrance door into

HALL

radiator, doors off to the sitting room/diner, bedrooms and shower room.

RECEPTION/DINER

9'0 x 10'7 (5.79m x 3.23m)

Lounge/Diner with two radiators, double glazed window to the side aspect, open to the kitchen and garden room, display recess and storage cupboard.

GARDEN ROOM

9'7 x 4'3 (2.92m x 1.30m)

A lovely place to sit and relax and to enjoy the splendid garden views, with double glazed windows and double opening UPVC French doors overlooking and giving access to the aforementioned gardens.

KITCHEN

9'4 x 6'2 (2.84m x 1.88m)

Fitted with a range of floor standing and wall mounted units (soft close doors) with complementary worktops space, One and a half bowl sink unit with mixer tap and drainer, plumbing and space for washing machine, space for free standing cooker, space for an upright fridge freezer, Worcester wall mounted combination boiler, tiled splashbacks, double glazed windows to the rear elevation with stunning views over the private garden.

BEDROOM 1

12'2 x 10'6 (3.71m x 3.20m)

UPVC double glazed window to the front aspect, radiator.

BEDROOM 2

10'7 x 6'8 (3.23m x 2.03m)

UPVC double glazed window to the front aspect, fitted storage cupboard with matching doors to front, radiator.

SHOWER ROOM

Comprising of an enclosed shower cubicle with sliding doors to the front, a low-level WC with a pedestal wash hand basin set in a vanity unit with cupboards and drawers, mirror cabinet, fully tiled walls and floor, recessed ceiling lighting, ladder style radiator.

STUNNING GARDEN

A most important feature of the property are the simply stunning, private gardens which are approximately 80 foot in length and comprise of a number seating areas and vantage points to

which you can enjoy the superbly planted borders and display areas, in brief there is a large terrace adjacent to the property with a path leading to the walled rear boundary, the extremely well stocked and established borders and displays contain a number of lovely specimens to include a Perdita Rose and other roses, a cherry tree, peonies and alliums along with spanish bluebells. There are also two Sycamore trees, a lime tree and a yew.

DETACHED GARAGE

Up and over door to the front, personal door to the side, power and light.

OFF ROAD PARKING

Two private parking spaces in front of the garage.

OUTGOINGS

LEASE: EXTENDED IN 2017 FOR A TERM OF 189 YEARS - 160 YEARS REMAINING MAINTENANCE; APPROXIMATELY £1,200 PER ANNUM (we are advised by the seller that there is no ground rent payment due and buyers are advised to satisfy themselves of this by speaking to their legal representatives) COUNCIL TAX BAND 'A'

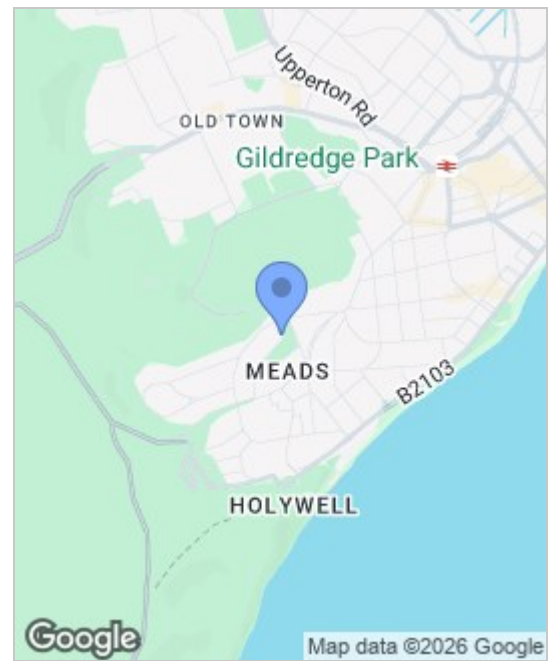
AGENTS NOTE:

Occasional, restricted access is required to the cellars of the building for reading meters etc and for access to a rented storage room for flat 1. The steps are accessed via a fenced area of the private garden and our vendors assure us that this access is used minimally.

The seller advises that pets are allowed under the terms of the lease.

ANTI MONEY LAUNDERING

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



4a Denton Road

Approximate Gross Internal Area
691 sq ft - 64 sq m

Kitchen
9'4 x 6'2
2.84 x 1.88m



GROUND FLOOR

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

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(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			Not environmentally friendly - higher CO ₂ emissions		
	69	74			
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.