

# HUNT FRAME

ESTATE AGENTS



## 1 Clifford House 7 Burlington Place, Eastbourne, BN21 4AS Offers Over £200,000



HUNT FRAME ESTATE AGENTS are proud to offer this SUPERBLY POSITIONED property with its own PRIVATE ENTRANCE, a SPLIT LEVEL APARTMENT, situated between the SEAFRONT, TOWN CENTRE and THEATRES, considered WELL PRESENTED with the benefit of a PRIVATE ALLOCATED PARKING SPACE. Comprising of a SITTING ROOM, MODERN KITCHEN and GROUND FLOOR WC with TWO DOUBLE BEDROOMS and a MODERN BATHROOM to the upper floor.

Positioned superbly for easy access to the town centre, which is only a few minutes walk away and the seafront, theatres and Devonshire Park are even closer. Numerous bespoke shops and high street chains can be found in the newly created Beacon Centre and for travellers, there is a mainline station which offers services to London, Ashford and along the coast.



## PRIVATE FRONT DOOR

Into hallway.

## ENTRANCE HALL

16'0 x 4'5 max (4.88m x 1.35m max)

Wood effect laminate flooring, stairs to the first floor landing, doors off to the Sitting Room, Kitchen and Cloakroom.

## SITTING ROOM

15'0 x 13'6 (4.57m x 4.11m)

Fitted wood burner, tv point, electric wall mounted heater, double glazed window to the rear with communal garden views.

## KITCHEN

8'7 x 8'5 (2.62m x 2.57m)

Fitted with a range of modern floor standing and wall mounted units with wood block work surfaces, inset twin bowl sink unit with mixer tap, space for an electric cooker with hood over, plumbing and space for a washing machine, space for a freestanding fridge/freezer, fitted larder cupboard, part tiling to walls, window to the front.

## CLOAKROOM

Comprising of a low level Wc, wash hand basin with a tiled splashback, shaver point, tiling to the floor.

## FIRST FLOOR LANDING

Cupboard housing the hot water cylinder with slatted shelving.

## BEDROOM 1

12'0 max x 9'5 (3.66m max x 2.87m)

Electric heater, large walk in cupboard, window to the rear.

## BEDROOM 2

12'9 plus recess x 8'8 (3.89m plus recess x 2.64m)

Two windows to the front aspect, electric heater.

## FAMILY BATHROOM

Suite comprising of a panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level Wc, extractor fan, recessed ceiling lighting, part tiling to walls, tiled floor.

## ALLOCATED PARKING

Situated at the rear of the property.

## COMMUNAL GARDENS

## OUTGOINGS

LEASE: 125 YEARS FROM 01/01/2006

APPROX 105 REMAINING

MAINTENANCE: £1560 PA APPROX

GROUND RENT TBC

COUNCIL TAX BAND B

## ANTI MONEY LAUNDERING REGULATIONS

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.



### 1 Clifford House

Approximate Gross Internal Area  
954 sq ft - 87 sq m



GROUND FLOOR

FIRST FLOOR

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
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.

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