

# HUNT FRAME

ESTATE AGENTS



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## Flat 2, 9 Eversfield Road, Eastbourne, BN21 2DS

Price Guide £175,000



A CHAIN FREE, SPACIOUS (approx 830 sq ft in size) TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT, situated in this purpose built block in the sought after Upperton area of Eastbourne. Comprising of a LARGE SITTING ROOM, the TWO BEDROOMS, a KITCHEN and FAMILY BATHROOM. Recently re-decorated with the opportunity to modernise the bathroom and kitchen if so desired. Recommended.

Situated in an popular area of Eastbourne, close to the vastly improved Beacon shopping centre and Eastbourne's mainline railway station which provides regular services to both Brighton and London. Eastbourne's beautiful seafront with its famous promenade, band stand, and lighthouse are located around half a mile away whilst the nearby South Downs national park and Beachy Head make for a scenic short drive and provide breath taking countryside walks. At the other end of town, Eastbourne harbour and retail park provide a further selection of restaurants & bars as well as impressive surroundings.



## COMMUNAL ENTRANCE

Communal entrance, ground floor entrance door to the apartment.

## HALLWAY

Spacious L-shaped hallway, large walk in storage cupboard with consumer unit and Ventair air recirculation unit, second storage cupboard, doors off to the sitting room, both bedrooms, kitchen and bathroom.

## SITTING ROOM

17'0 x 14'6 (5.18m x 4.42m)

Spacious reception room with a UPVC double glazed window overlooking the rear gardens, two radiators.

## KITCHEN

8'11 x 8'7 (2.72m x 2.62m)

Fitted with a range of floor standing of wall mounted units with roll edge worktop space, space for a freestanding cooker, stainless steel sink unit with mixer tap and drainer, wall mounted Gloworm boiler, part tiling to walls, vinyl flooring, plumbing and space for a washing machine, UPVC double glazed window overlooking the rear elevation.

## BEDROOM 1

14'2 x 10'10 (4.32m x 3.30m)

Spacious principal bedroom with two radiators, UPVC double glazed windows overlooking the front gardens.

## BEDROOM 2

10'11 x 10'9 (3.33m x 3.28m)

UPVC double glazed windows overlooking the front garden, radiator.

## BATHROOM

Suite comprising of a panelled bath with a Triton shower unit over, part tiled walls, radiator, low-level WC, wash hand basin set in a vanity unit with cupboards beneath, shelving, light & shaver point, UPVC double glazed patterned window to the rear aspect.

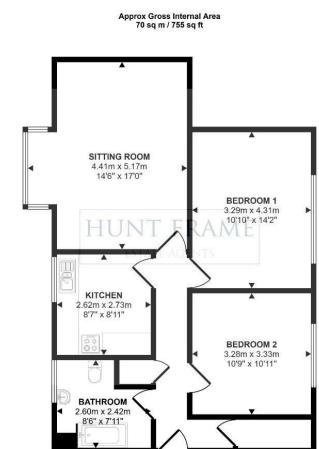
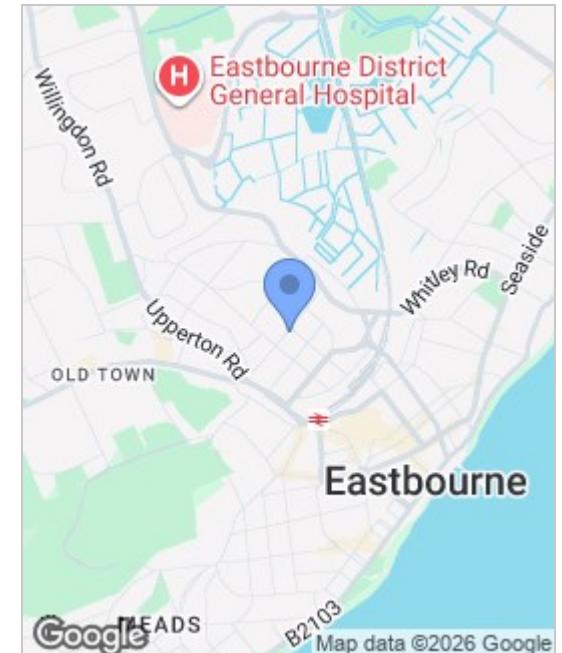
## OUTGOINGS

LEASE; 189 YEARS FROM 24/06/1975 -

139 YEARS REMAINING

MAINTENANCE: APPROX £2400 PA

GROUND RENT; TBC



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Make Shapely 360.

| Energy Efficiency Rating                                   |           | Environmental Impact (CO <sub>2</sub> ) Rating                                 |           |
|--|-----------|--|-----------|
| Current  | Potential | Current  | Potential |
| Very energy efficient - lower running costs<br>(92 plus) A |           | Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(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 <sub>2</sub> emissions                |           |
| England & Wales  |           | EU Directive 2002/91/EC  |           |

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