

HUNT FRAME

ESTATE AGENTS



32 Rushlake Crescent, Eastbourne, BN21 2QL

Price Guide £179,950



TOP (FIRST) FLOOR, PURPOSE BUILT APARTMENT in the popular RODMILL area of Eastbourne. Offered CHAIN FREE with TWO BEDROOMED ACCOMMODATION with the benefit of a SPACIOUS SITTING ROOM, FITTED KITCHEN and a FAMILY BATHROOM. Outside there is a GARAGE in an adjacent block with OFF ROAD PARKING to the front.

Occupying an elevated position, on the edge of the town centre and close to Hampden Park, local amenities and the district hospital. Eastbourne town centre is only a few minutes by car and the main routes out of the town are readily at hand. There are a large number of leisure amenities, golf courses and parks within easy reach and the beach and Sovereign Harbour are a short distance away.



COMMUNAL ENTRANCE

Communal entrance with stairs to the first floor, utility cupboard.

HALLWAY

Radiator, loft access, airing cupboard, further storage cupboard, doors off to the sitting room, bedrooms and bathroom.

SITTING ROOM

14'1 x 13'1 (4.29m x 3.99m)

Double glazed windows to the rear aspect, radiator, coving to ceiling, doorway to kitchen.

KITCHEN

10'5 x 5'7 (3.18m x 1.70m)

Fitted with a range of floor standing and wall mounted units with complementary worktops, inset single bowl stainless steel sink with mixer tap and drainer, wall mounted alpha boiler, space for a freestanding upright fridge/freezer, electric single oven with four ring gas hob and extractor unit over, part tiling to walls, wood effect vinyl flooring, UPVC double glazed window to the rear aspect.

BEDROOM 1

14'2 x 9'9 (4.32m x 2.97m)

UPVC double glazed window to the front elevation, radiator, fitted wardrobes and drawers.

BEDROOM 2

10'9 x 8'0 (3.28m x 2.44m)

UPVC double glazed window to the side elevation, radiator.

FAMILY BATHROOM

Fitted with a panelled bath with pedestal wash hand basin and low level WC, part tiling to walls, radiator, ceiling extractor, double glazed window to the front elevation.

GARAGE

With an up and over door, situated in an adjacent block with off road parking to the front.

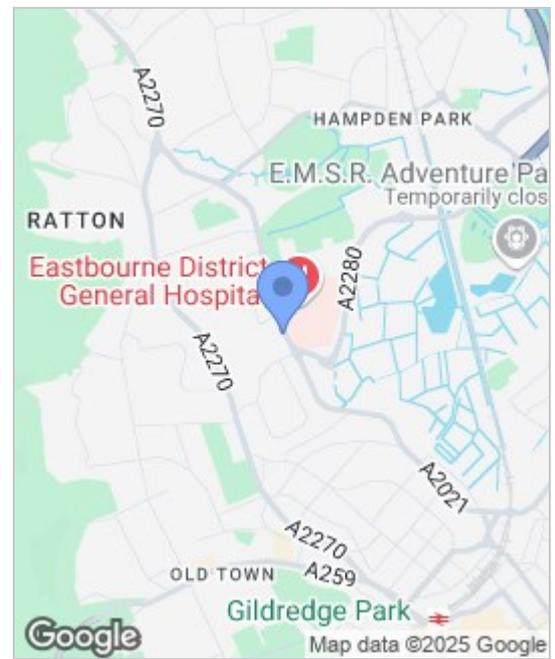
OUTGOINGS

SHARE OF FREEHOLD

LEASE: GRANTED IN 26/05/2016 144 YEARS REMAINING

MAINTENANCE: APPROX £420 PER QUARTER/ £1680 PER ANNUM

COUNCIL TAX BAND A



32 Rushlake Crescent

Approximate Gross Internal Area
620 sq ft - 58 sq m



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

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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	
Very energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	