

HUNT FRAME

ESTATE AGENTS



**1 Callao Quay, Eastbourne, BN23 5AA
£390,000**



CHAIN FREE. An EXTREMELY WELL PRESENTED THREE/FOUR BEDROOM TOWNHOUSE (with VIRTUAL TOUR) located on the POPULAR NORTH HARBOUR within easy reach of the beach, waterfront shops, restaurants, bars and Crumbles Retail Park.

The versatile accommodation includes a useful ground floor OFFICE/BED 4 as well as a KITCHEN/DINING ROOM with integrated appliances, the MASTER BEDROOM has an EN-SUITE and externally there is a LANDSCAPED GARDEN, GARAGE with EV POINT & an ADDITIONAL PARKING SPACE. Viewing recommended.



ENTRANCE LOBBY

With external cupboard.

ENTRANCE HALL

Via panelled door, tiled flooring, stairs rising to first floor with cupboard beneath.

CLOAKROOM

Double glazed window to side, tiled flooring, radiator, low flush w/c, pedestal sink.

OFFICE/BEDROOM 4

12'1 x 6'9 (3.68m x 2.06m)

Double glazed window to front, wood effect laminate flooring, radiator.

KITCHEN/BREAKFAST ROOM

14'4 x 11'9 (4.37m x 3.58m)

Double glazed window and French doors opening onto rear garden, single drainer sink unit, range of wall and base mounted units with work surfaces and tiled splash backs over, television point, radiator, tiled flooring, under stair larder cupboard, integrated dishwasher, washing machine and fridge/freezer, fitted electric double oven.

FIRST FLOOR LANDING

Double glazed window to front, radiator, storage cupboard, stairs rising to second floor.

LOUNGE

14'4 x 12'2 (4.37m x 3.71m)

Double glazed French doors with Juliet balcony and adjacent windows, radiator, TV point.

BATHROOM

Double glazed window to side, panelled bath with shower attachment and screen, pedestal basin, low flush w/c, electric shaver point, extractor fan, radiator, tiled walls and flooring.

BEDROOM 3

9'8 x 7'4 (2.95m x 2.24m)

Double glazed window to front, radiator, wood effect laminate flooring.

SECOND FLOOR LANDING

Access to loft, airing cupboard.

BEDROOM 1

12'6 x 11'0 (3.81m x 3.35m)

Double glazed window to rear, radiator, two built in double wardrobes.

EN SUITE BATH/SHOWER ROOM

Double glazed window to side, panelled bath with shower attachment, low flush w/c, pedestal basin, shower cubicle, tiled walls and flooring, extractor fan, radiator.

BEDROOM 2

10'11 x 9'11 (3.33m x 2.74m 3.35m)

Two double glazed windows to front, radiator, built in double wardrobe.

REAR GARDEN

A low maintenance garden with patio, artificial grass and decking. Gate providing access to PARKING SPACE and GARAGE directly at the rear of the property.

GARAGE

16'0" x 8'2" (4.88m x 2.49m)

Electric roller door with PIN code entry, power and light, pitched roof, ELECTRIC VEHICLE CHARGING POINT.

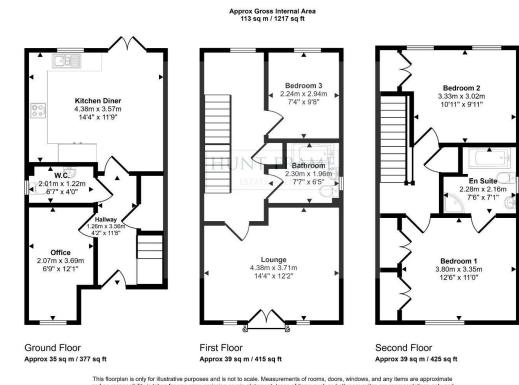
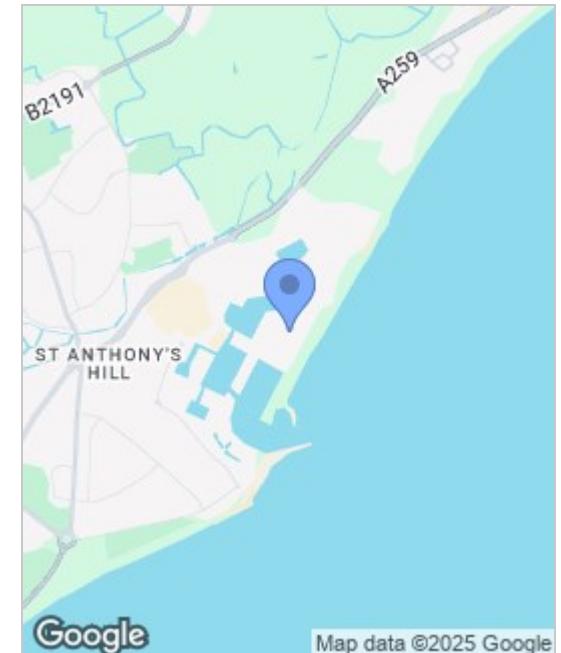
COUNCIL TAX BAND = E

SOVEREIGN HARBOUR CHARGE £350

P.A. APPROX.

ESTATE MANAGEMENT CHARGE £250

P.A. APPROX.



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (92 plus) A	86
(81-91) B	73
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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

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