

# HUNT FRAME

ESTATE AGENTS



## 21 San Juan Court, Eastbourne, BN23 5TP

Price Guide £500,000



GUIDE PRICE £500,000 - £525,000. An exceptional town house enjoying a superb position providing OUTSTANDING DIRECT SEA VIEWS. The accommodation is arranged over four floors and benefits from a most impressive 30'7 through Lounge/dining/Kitchen with direct access on to the water side garden. Only an internal inspection will convey the true merits of this outstanding home.



Front door to:

## Entrance Hall

Phone point, radiator, built in double cloaks cupboard, door to integral garage, stairs to ground floor.

## Utility room

14'9 x 7'6 (4.50m x 2.29m)

Range of wall and base mounted cupboards and drawers, work tops with inset stainless steel sink and single drainer unit. Space for fridge, built in fridge and freezer.

## Ground floor shower room

In a white suite comprising tiled shower cubicle, low level wc, wash basin, heated towel ladder, part tiled walls, recessed spot lighting.

## Ground floor

## Open plan Lounge, Kitchen/Dining Room

30'7 x 14'7 (9.32m x 4.45m)

A stunning room enjoying wonderful direct sea and harbour mouth views through french doors which open directly onto the water side garden. Kitchen area comprising a range of wall and base mounted cupboards and drawers with solid granite work tops. Island unit with cupboards below. Built in sink. Inset Butler sink. Space for 'Range' style cooker with extractor hood above. Integrated dishwasher, concealed gas fired boiler, double glazed windows and french doors to 'Juliet' balcony.

## First floor

Radiator, airing cupboard, stairs to top floor.

## Bedroom three

14'7 x 9'3 (4.45m x 2.82m)

Radiator, double glazed window to front.

## Bedroom Two

14'7 x 12' (4.45m x 3.66m)

Built in wardrobes, radiator, double glazed windows providing direct sea and harbour mouth views.

## Bathroom

In a white suite comprising panelled bath with shower over, low level wc, vanity wash basin, heated towel ladder, recessed spot lighting, tiled floor.

## Second floor landing

Radiator, access to loft space.

## Mater bedroom suite

12'7 x 9'9 (3.84m x 2.97m)

Range of mirror fronted fitted wardrobes, radiator, double glazed french doors leading to balcony.

Dressing area, with range of fitted wardrobes.

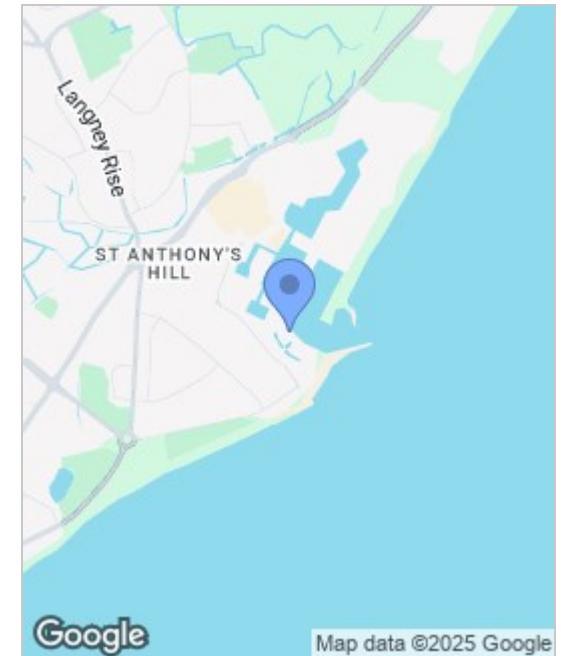
## En-Suite shower room

In a white suite comprising tiled shower cubicle, vanity wash basin, low level wc, tiled walls, heated towel ladder, recessed spot lighting, double glazed window.

## Bedroom Four

Radiator, double glazed window to front.

Front, driveway laid as paving.



Map data ©2025 Google



**TOTAL FLOOR AREA : 1608 sq.ft. (149.4 sq.m.) approx.**  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of dimensions and areas are approximate and should not be relied upon for any legal or financial purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Measured by Metform.co.uk

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	86	
(81-91)	B	77	
(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	86	
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)		Not environmentally friendly - higher CO <sub>2</sub> emissions (1-20)	
(81-91)	A	(1-20)	G
(69-80)	B		
(55-68)	C		
(39-54)	D		
(21-38)	E		
(1-20)	F		
England & Wales	EU Directive 2002/91/EC		

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