

# HUNT FRAME

ESTATE AGENTS



## 2 Belvedere, Eastbourne, BN23 5NJ

Price Guide £575,000



STUNNING NORTH HARBOUR TOWNHOUSE - Enjoying a prestigious position being IMMACULATELY PRESENTED with an array of features to include a SUPERB KITCHEN/DINING/FAMILY ROOM, ideal for both entertaining and everyday use, the first and second floors are just as impressive, with a SPACIOUS SITTING ROOM along with FOUR DOUBLE BEDROOMS & THREE STYLISH BATHROOM FACILITIES. This lovely family homes has distant sea views to the rear and picturesque harbour views to the front, adding to its unique coastal appeal. Originally a show home, the property has been finished to an exceptional standard with refined interiors and quality fittings throughout.

Set within the exclusive gated development of Silver Wharf in the North Marina and positioned brilliantly to be within walking distance of the marina waterfront which enjoys a range of boutique shops, restaurants and the Crumbles retail complex.



### ENTRANCE HALLWAY

18'1 x 5'1 (5.51m x 1.55m)

Double glazed entrance door to the hallway, Radiator. Double storage cupboard and further understairs cupboard. Door to the integral garage & utility area.

### STUNNING KITCHEN/BREAKFAST ROOM

18'6 x 15'7 (5.64m x 4.75m)

Superb kitchen/dining/family room with an extensive range of floor standing and wall mounted units with ample worktop space, inset one & a half bowl single drainer sink unit and mixer tap. Space for a cooker with a contemporary extractor unit above. Space for an American style fridge/freezer. Replacement boiler. Radiator. Double glazed window to the rear aspect. Double glazed French doors opening onto and having views across the rear garden.

### UTILITY ROOM

7'6 x 3'7 (2.29m x 1.09m)

Range of floor standing and wall mounted units. Worktop space. Plumbing and space for a washing machine. Door to the hallway.

### CLOAKROOM

Comprising of a Low level WC. Vanity unit with an inset wash hand basin. Heated towel rail. Extractor fan.

### STAIRCASE TO THE FIRST FLOOR

### SPACIOUS SITTING ROOM

18'11 x 18'3 (5.77m x 5.56m)

Of an excellent size with an electric fireplace, radiator and double glazed window to the front aspect.

### BEDROOM 2

11'1 x 9'8 (3.38m x 2.95m)

Radiator. Double glazed window to the rear aspect. Door to -

### EN-SUITE

9'9 x 4'11 (2.97m x 1.50m)

Suite comprising of a shower cubicle with shower unit. Vanity unit with an inset wash hand basin. Low level WC. Extractor fan. Heated towel rail. Full width fitted wardrobes.

### CLOAKROOM

Comprising of a Low level WC. Wash hand basin. Radiator. Frosted double glazed window.

### STAIRCASE TO THE SECOND FLOOR

### MASTER BEDROOM

14'10 x 11'1 (4.52m x 3.38m)

Built-in wardrobes, radiator, double glazed window to the rear aspect. Door to -

### EN-SUITE

8'10 x 5'11 (2.69m x 1.80m)

Suite comprising of a shower cubicle with shower unit. Vanity unit with an inset wash hand basin. Low level WC. Extractor fan. Heated towel rail.

### BEDROOM 3

11'1 x 10'0 (3.38m x 3.05m)

Radiator. Built-in wardrobes. Double glazed window to the front aspect.

### BEDROOM 4

11'0 x 7'1 (3.35m x 2.16m)

Radiator. Double glazed window to the rear aspect.

### FAMILY BATHROOM

Suite comprising of a bath with mixer tap and shower attachment. Low level WC with a concealed cistern. Vanity unit with an inset wash hand basin. Extractor fan. Heated towel rail. Frosted double glazed window.

### OUTSIDE

Paved rear garden with walled & fenced boundaries and raised borders.

### GARAGE

Electric up & over door, power & light.

### OUTGOINGS

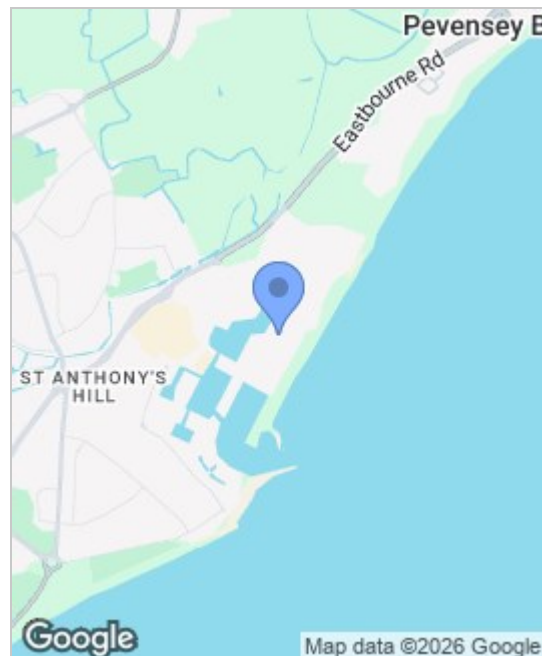
Harbour Charge: £401.32 per annum

Estate Charge: Approximately £600 per annum

Council Tax Band: F

### AGENTS NOTE

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. Coadjute will send a secure link for you to complete the biometric checks electronically. A fee of £45+ VAT per person will apply for these checks. These anti-money laundering checks must be completed before we can commence marketing or issue a sales memo. Please contact the office if you have any questions in relation to this.



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

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