

HUNT FRAME

ESTATE AGENTS



3 13 St. Aubyns Road, Eastbourne, BN22 7AS

£130,000



A second (top) floor flat located close to Eastbourne seafront. Currently let at £1000 per calendar month. Viewing is highly recommended.



Communal front door with security entry phone to:

Communal Hallway
Stairs to first floor, front door to:

Entrance Hall
Stairs up to top floor.

Landing

Radiator, security entry phone, built in cupboard.

Lounge

13 x 12'1 (3.96m x 3.68m)

Radiator, double glazed window to front, wood effect flooring.

Kitchen

9'1 x 5 (2.77m x 1.52m)

Fitted in a range of wall and base mounted cupboards and drawers. Inset circular sink and single drainer unit. Built in oven, hob and extractor. Space and plumbing for washing machine, space for fridge/freezer, double glazed window to front.

Bedroom One

11'9 x 11'6 (3.58m x 3.51m)

Radiator, double glazed window to rear.

Bedroom Two

9 x 8'2 (2.74m x 2.49m)

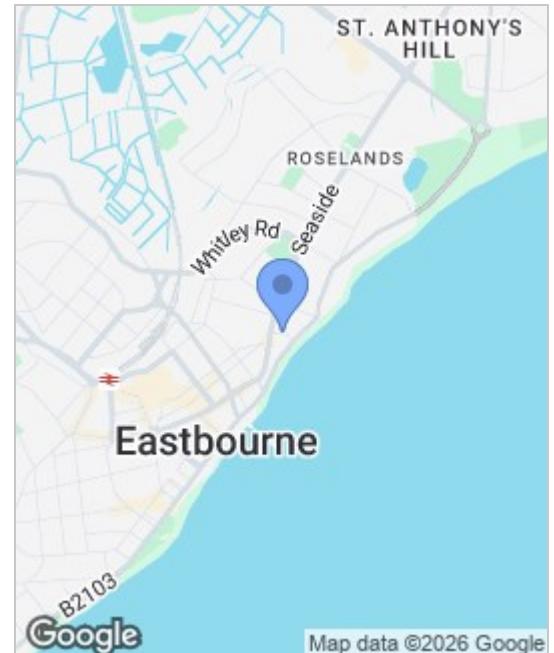
Radiator, double glazed window to rear.

Bathroom

In a white suite comprising panelled bath with shower above, wash basin and low level wc, heated towel rail.

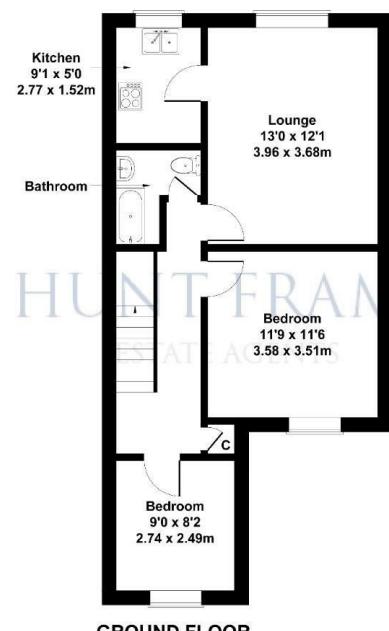
NB A section 13 rent increase has been served to increase the rent to £1000 per month.

Lease: 125 years from 11th January 2008



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Approximate Gross Internal Area
586 sq ft - 54 sq m



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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C	78	78
(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	EE	EE
Very environmentally friendly - lower CO ₂ emissions		Not environmentally friendly - higher 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	EE	EE

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