

# HUNT FRAME

ESTATE AGENTS



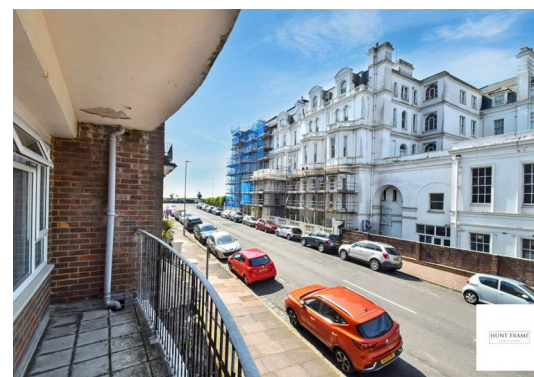
## 3 Kenton Court Jevington Gardens, Eastbourne, BN21 4EH

### Price Guide £150,000



An EXTREMELY WELL PRESENTED, POSITIONED and REFURBISHED FIRST FLOOR, PURPOSE BUILT APARTMENT situated in an enviable location benefiting from being WALKING DISTANCE to both Eastbourne's SEAFRONT and TOWN CENTRE. The accommodation comprises of a LOVELY SITTING ROOM with DINING AREA, a DOUBLE BEDROOM with a MODERN REFITTED KITCHEN and LOVELY LUXURY SHOWER ROOM. There is also a good sized BALCONY with VIEWS down to the PROMENADE and SEA. Being sold with a SHARE OF FREEHOLD.

The apartments are situated between the resplendent seafront and the theatres, art galleries and sporting facilities of the Devonshire Quarter. The town centre, greatly improved Beacon shopping mall, restaurants and train station are all within walking distance.



## COMMUNAL ENTRANCE

Stairs and lift to the upper floors.

## HALLWAY

Entryphone system, laminate flooring, doors off to the sitting room, bedroom and shower room.

## SITTING ROOM

15'10 x 9'11 (4.83m x 3.02m)

Replacement oak glazed entrance door, oak effect laminate flooring, electric radiator, oak glazed door to the kitchen, double glazed window and matching door overlooking and giving access to the balcony.

## BALCONY

16'0 x 3'6 (4.88m x 1.07m)

Enjoying sea and South Downs views, space for seating with a balustrade to the front.

## REFITTED KITCHEN

8'7 x 4'4 (2.62m x 1.32m)

Refitted kitchen with a range of grey, gloss fronted floor standing and wall mounted units, wood block effect worktops, eye level electric oven with a four ring electric hob and canopied extractor to the side, Victorian style tiled splashbacks, integrated washing machine, integrated fridge, wine rack, inset stainless sink unit and drainer.

## DOUBLE BEDROOM

14'2 x 8'10 (4.32m x 2.69m)

Spacious double bedroom, fitted wardrobe, space for freestanding furniture, electric radiator, double glazed window to the front aspect.

## LUXURY SHOWER ROOM

Superbly appointed luxury shower room with a corner enclosed shower cubicle with Triton shower unit, low level Wc with a concealed cistern, wash hand basin set in a vanity unit with mixer tap and cupboard, mirror with lighting, marble tiled walls and floor with complimentary tiled wall to one side, cupboard concealing the replacement Ariston water heater, shelved display recess, ladder style electric radiator.

## OUTGOINGS

LEASE: 199 YEARS FROM 25/03/2004 - 176 YEARS REMAINING

MAINTENANCE: APPROX £2300 PA  
PEPPERCORN GROUND RENT  
COUNCIL TAX: BAND A

## 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.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Simpley 360.

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