

# HUNT FRAME

ESTATE AGENTS

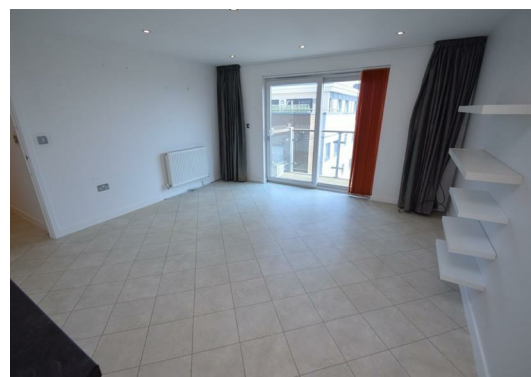


## 37 Penshurst House Groombridge Av, Eastbourne, BN22 7FG

£199,950



STUNNING FIFTH floor TWO BEDROOM apartment with SUPERB FAR REACHING VIEWS, MODERN KITCHEN, SITTING ROOM and BALCONY, EN-SUITE and modern FAMILY BATHROOM. ALLOCATED UNDER GROUND PARKING. Opposite the seafront, adjacent to Princes Park and the leisure centre. VENDOR SUITED.



## COMMUNAL ENTRANCE

Communal entrance door with entry phone system, passenger lift or stairs to the fifth floor. Private key operated letter boxes. Door to.

## ENTRANCE HALL

Security entry phone, marble effect flooring, radiator, large built in storage cupboard, second built in linen/airing cupboard with a wall mounted Ideal gas boiler.

## SITTING ROOM

13'8 x 13'8 (4.17m x 4.17m)

UPVC sliding patio doors with stunning far reaching views, access to the balcony, Tv, telephone and satellite points, open plan to the kitchen, matching flooring to the entrance hall.

## BALCONY

8'0 x 4'5 (2.44m x 1.35m)

Wind break and hand rail, external light, stunning sea views and over Princes Park lake and over towards Eastbourne pier and the Downs beyond.

## KITCHEN

13'8 x 7'10 (4.17m x 2.39m)

Modern fitted kitchen with a range of fitted base and wall mounted units with a recessed one and half bowl sink unit and drainer, built in oven with inset matching hob, integrated dishwasher, stainless steel canopied extractor, splash back.

## MASTER BEDROOM

17'0 max x 9'0 (5.18m max x 2.74m)

Large built in double wardrobe, radiator, Tv and telephone points, UPVC double glazed window with far reaching views, door to the En-suite.

## EN-SUITE

Modern white suite with a fully tiled walk in shower cubicle with mixer shower, pedestal wash hand basin, low level Wc, radiator, fully tiled walls, extractor fan, large fitted wall mirror.

## BEDROOM 2

12'5 x 9'0 (3.78m x 2.74m)

Fitted double wardrobe, radiator, UPVC double glazed window with far reaching views.

## FAMILY BATHROOM

Modern white suite comprising of a panelled bath with mixer tap, pedestal wash hand basin, low level Wc, half tiled walls, radiator, extractor fan, large wall mounted mirror.

## UNDER BLOCK PARKING

Allocated private parking space, passenger lift to all floors.

## 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.

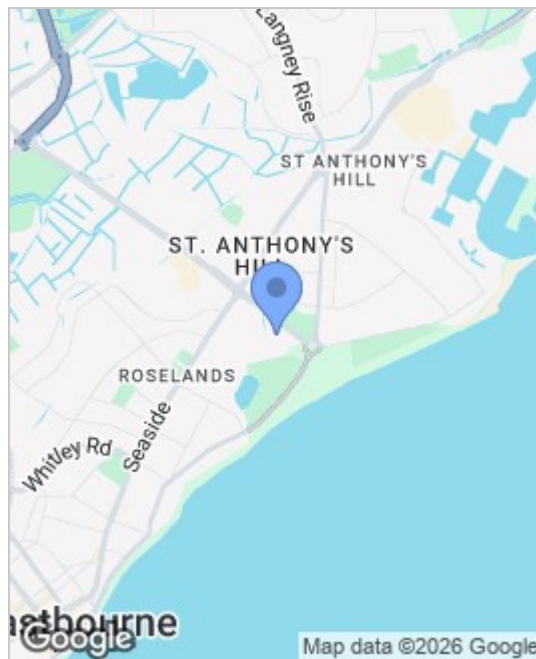
## OUTGOINGS

LEASE: 125 YEARS FROM 01/01/2009 - 108 YEARS REMAINING

MAINTENANCE: APPROX £2500 PER ANNUM

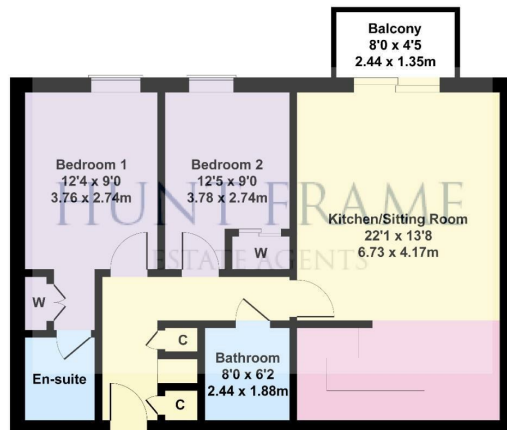
GROUND RENT: £250 PER ANNUM

COUNCIL TAX BAND: C



## 37 Penshurst House

Approximate Gross Internal Area  
707 sq ft - 66 sq m



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

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) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
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.

16 Cornfield Road, Eastbourne, East Sussex, BN21 4QE

Tel: 01323 737373 | Email: info@huntframe.co.uk

www.huntframe.co.uk