

# HUNT FRAME

ESTATE AGENTS



## 8 Devonshire Place, Eastbourne, BN21 4AB

### £325,000

 4  1  2  E

A BEAUTIFUL TOP FLOOR FOUR BEDROOM MANSION STYLE APARTMENT with LIFT. Located between the Town Centre and Seafront. The well presented and characterful accommodation comprises lounge, dining room, modern kitchen, FOUR BEDROOMS, bathroom and separate cloakroom. CHAIN FREE. VIEWING IS HIGHLY RECOMMENDED.





Communal Front Door  
With security entry phone.

Communal Entrance Hall  
Lift to third (top) floor. Front door to:

Entrance Hall  
Radiator with period style cover. Security entry phone. Built-in cloaks/storage cupboard. Walk-in storage cupboard. Built-in linen cupboard. Stained glass window to rear.

Lounge  
15' 2" x 14' 7" (4.62m x 4.44m). Feature original "art-deco" style fireplace. Television point. Wall lights. Original radiator. Two double glazed windows to front.

Dining Room  
15' 2" x 13' (4.62m x 3.96m). Feature original "art-deco" style fireplace. Original radiator. Two double glazed windows to front.

Kitchen/Breakfast Room  
13' x 12' (3.96m x 3.66m). Recently re-fitted in a range of eye and base level units and drawers with worksurfaces over. Inset one and a half bowl stainless steel sink and single drainer with mixer tap. Tiled splashbacks. Space for cooker with extractor hood above. Space for separate fridge and freezer. Original radiator. Two double glazed windows to rear and door to rear fire escapes.

Bedroom One  
15' x 12' 9" (4.57m x 3.89m). Original radiator. Built-in wardrobe. Two double glazed windows to front.

Bedroom Two  
15' 4" x 11' 10" (4.67m x 3.61m). Built-in wardrobe. Original radiator. Two double glazed windows to rear providing views towards The Downs.

Bedroom Three  
15' 5" x 8' (4.70m x 2.44m). Radiator. Double glazed window to rear.

Bedroom Four  
10' 4" (max) x 10' 2" (3.15m (max) x 3.10m). Radiator. Double glazed window to rear.

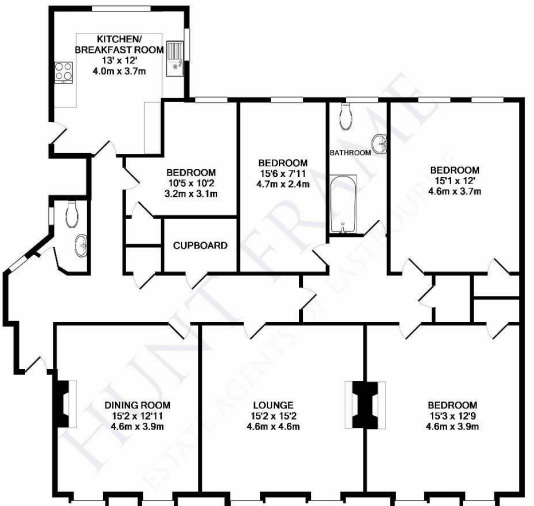
Bathroom  
In a modern white suite comprising "P" shaped bath with shower unit above, vanity wash hand basin with cupboards below and low level WC. Heated towel rail. Double glazed window to rear.

Cloakroom  
Low level WC. Vanity wash hand basin. Part tiled walls. Window to side.

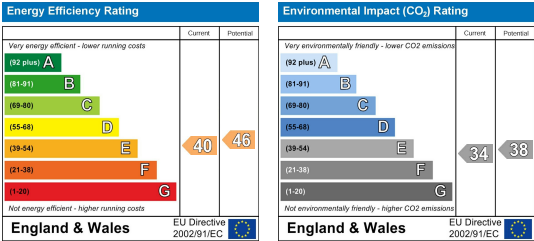
Council Tax  
Band E.

Lease  
Share of Freehold.

Maintenance  
Approx. £2,500 per ½ year, including heating, hot water, water & sewage rates and insurance (tbc).



TOTAL APPROX. FLOOR AREA 1610 SQ.FT. (149.6 SQ.M.)



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