

HUNT FRAME

ESTATE AGENTS



Berkeley House Gildredge Road, Eastbourne, BN21 4SA Offers Over £199,000



A RECENTLY CONVERTED SECOND FLOOR LUXURY APARTMENT located within the heart of Eastbourne town centre just 300 yards from the railway station. Fully fitted kitchen with integrated appliances, luxury bathroom, AVAILABLE NOW..



Communal front door with security entry phone leading to:

Communal entrance hall
Stairs and lift to second floor, front door to:

Entrance hall

Wall mounted electric heater

Open plan lounge/kitchen

20'3 x 10'6 (6.17m x 3.20m)

Double glazed windows to two sides, kitchen area - fitted in a range of wall and base mounted units and drawers. Work tops with inset stainless steel sink and single drainer unit with mixer tap. Built in oven, hob and extractor hood. Built in washing machine and dish washer. Integrated fridge and freezer.

Bedroom One

10'7 x 8'8 (3.23m x 2.64m)

Wall mounted electric heater, double glazed window to rear.

Bedroom Two

10'7 x 8'8 (3.23m x 2.64m)

Wall mounted electric heater, double glazed window to rear.

Bathroom

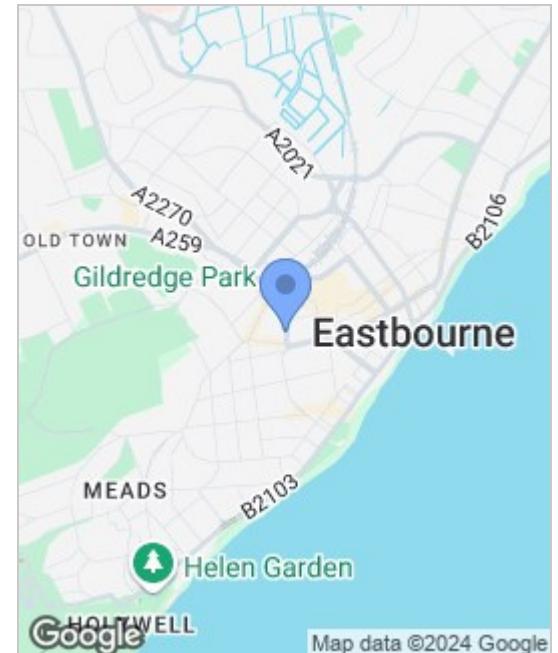
In a luxury white suite comprising panelled bath with shower attachment and mixer tap, wall hung vanity wash basin with drawers below, low level wc, tiled walls and floor, heated towel rail.

Lease and Outgoings

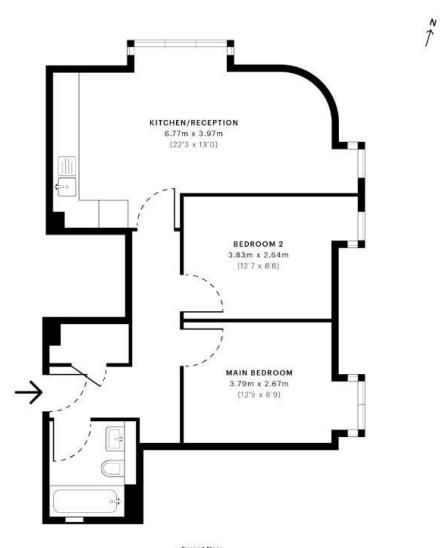
Lease: 125 Years

Ground rent: Nil

Maintenance TBA



Berkeley House, BN21
CAPTURE DATE: 27/11/2020 LASER SCAN POINTS: 14,708,331 GROSS INTERNAL AREA: 52.62 sqm / 566.40 sqft



— Second Floor
GROSS INTERNAL AREA (GIA) is the measurement of the internal floor space.
NET INTERNAL AREA (NIA) is the measurement of the internal floor space including all areas under roof height.
EXTERNAL STRUCTURAL FEATURES (ESF) are external features, such as walls, roofs, and windows.
PERIODIC HEIGHT (PH) is the maximum height of the building.
RHS is the maximum height of the building.
LHS is the maximum height of the building.
spec Verified RICS Verified Building Information Model
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	74	81
(81-91)	B		
(69-80)	C		
(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	**	**

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 firms employment has the authority to make or give any representation or warranty in respect of the property.