

HUNT FRAME

ESTATE AGENTS



4A, 49 Pevensey Road, Eastbourne, BN21 3HQ

£125,000



Located in the heart of Eastbourne town centre, a ONE BEDROOM, first floor converted flat enjoying easy access to the seafront and Beacon shopping centre. Comprising lounge, separate kitchen, bedroom and bathroom. Currently let on an AST.



Lease 125 years from July 2004
 Maintenance £820 P.A.
 Insurance: £145 P.A.
 Ground Rent: £150 P.A.

Communal Front Door
 With security entry phone. Leading to:

Entrance Hall
 Security entry phone. Door to airing cupboard.

Lounge
 16' 5" narrowing to 13' x 11' (5.00m narrowing to 3.96m x 3.43m). Wall mounted electric radiator. Television point. Large bay window to front. Door to:

Bedroom
 11' x 8' 7" (3.35m x 2.62m). Wall mounted electric radiator. Window to rear.

Kitchen
 9' x 7' 4" (2.74m x 2.24m). In a range of cream fronted eye and base level units and drawers with complimentary worksurfaces. Insert stainless steel sink and single drainer unit with mixer tap and tiled splash backs. Built-in stainless steel oven and four ring electric hob with extractor hood above. Space and plumbing for washing machine. Space for upright fridge-freezer.

Bathroom
 In a white suite comprising panelled bath with mixer tap and shower attachment. Vanity wash hand basin with cupboards below. Low-level WC. Part tiled walls. Heated chrome towel ladder. Extractor fan.

Council Tax: Band A

EPC Rating: D

ANTI MONEY LAUNDERING REGULATIONS

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. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete

the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



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.

