

# HUNT FRAME

ESTATE AGENTS



**53 Kildare Court Barcombe Close, Eastbourne, BN20 8HU**  
**£169,950**



A SPACIOUS, two bedroom second (top) floor purpose built flat located within popular OLD TOWN, close to local shops and bus routes. Comprising lounge with balcony, 10'10 x 9'5 kitchen/dining room, gas central heating, double glazed windows. EXTENDED LEASE. CHAIN FREE.



## Entrance hall

Radiator, laminate flooring, security entry phone, built in cloaks/storage cupboard, built in airing cupboard.

## Lounge

15'5 x 11' (4.70m x 3.35m)

Radiator, wall mounted gas fire, TV point, double glazed window leading to Balcony, overlooking front of the property.

## Balcony

With tiled flooring and canopy with sky-light.

## Kitchen/dining room

10'10 x 9'5 (3.30m x 2.87m)

Fitted in a range of wall and base mounted cupboards, worksurfaces with inset sink unit with mixer tap and tiled splash backs, space for cooker, washing machine and upright fridge freezer. Wall mounted gas fired boiler, radiator, double glazed window to side, space for table and chairs.

## Bedroom One

12'5 x 11 (3.78m x 3.35m)

Radiator, double glazed window to front.

## Bedroom Two

14'9" x 12'4" (4.52 x 3.78)

Radiator, double glazed window to rear.

## Bathroom

In a white suite comprising panelled bath with shower unit above, vanity wash hand basin with cupboards below, low-level WC, tiled walls and floor, radiator, double glazed window to rear.

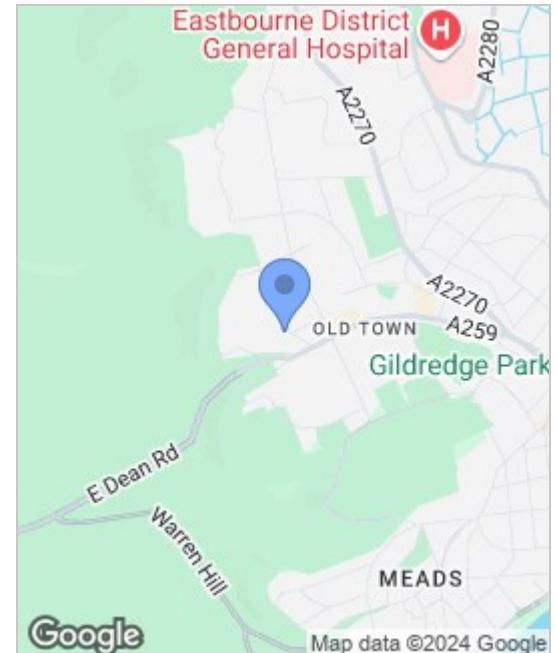
Outside

Brick built storage shed.

Lease: 171 Years remaining.

Maintenance: £50 per month, approximately.

Ground rent: £10 p.a.



## 53 Kildare Court



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

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