HUNT FRAME
ESTATE AGENTS

51 Grand Court King Edwards Parade, Eastbourne, BN21 4BX

£395,000

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ENJOYING SOME OF THE FINEST SEA VIEWS IN EASTBOURNE, a FIFTH FLOOR, THREE BEDROOM APARTMENT situated within the prestigious Grand Court (with VIRTUAL TOUR). Located within easy access of local theatres and the town centre, this superb apartment benefits from a 26'5 LOUNGE with BALCONY, a MODERN KITCHEN and SHOWER ROOM and SEPARATE WC. RARELY AVAILABLE.

Enviably located just to the west of Eastbourne town centre and directly on Eastbourne's seafront. Close to the town's popular theatres and Town Centre which provides a principal shopping thoroughfare and newly constructed Beacon Centre, as well as mainline rail services to London Victoria. Sporting facilities in the area include both indoor and outdoor tennis, three golf courses and one of the largest sailing marinas in the South East.

Communal front door with video entry phone to:

Communal Entrance Hall
Lift to fifth floor, front door to:

Entrance Hall
Built in cloaks cupboard, vide entry phone.

Lounge/dining room 25'10 x 14'7
Two large picture double glazed windows providing superb direst views of the Wish Tower, promenade and the sea. Two radiators, TV point. Double glazed door to:

Balcony
Providing wonderful views of Eastbourne seafront.

Kitchen 13'1 x 8'1
Fitted in a range of modern white gloss cupboards and drawers. Work tops with inset stainless steel sink and single drainer unit with mixer tap. Built in eye level oven and four ring hob. Spaces for washing machine, dishwasher and upright fridge/freezer. Built in larder, double glazed window to rear providing views over Eastbourne to The Downs, double glazed door to westerly aspect rear balcony.

Inner hallway
Doors to bedrooms

Bedroom One 16'4 x 12'4
Double glazed picture window providing superb direct sea views, range of fitted furniture and built in wardrobes, radiator.

Bedroom Two 11'7 x 7'9
Built in wardrobe, radiator, double glazed window to rear.

Bedroom Three 13'2 x 9'7
Built in 'fold down' bed, range of fitted wardrobes, radiator, cupboard housing gas fired boiler, double glazed window to rear.

Shower room
In a white suite comprising shower cubicle, vanity wash basin with cupboards below, low level wc, heated chrome towel ladder, doub le glazed window

Separate wc
Low level wc, double glazed window to rear.

Lock up store room located in the basement.

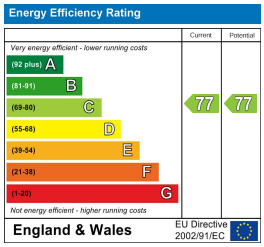
Lease: Share of freehold with remainder of 999 year lease.

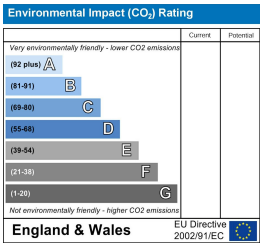
Maintenance: Currently £1136 per 1/4 (TBC)

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.

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





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