HUNT FRAME
ESTATE AGENTS



35 Discovery House Susans Road, Eastbourne, BN21 3AG

Offers In The Region Of £100,000

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** TO BE SOLD WITH TENANT IN SITU**CURRENTLY LET AT £950 PER MONTH**
A MODERN, ONE BEDROOM FLAT, located within the heart of Eastbourne town centre, close to the seafront and Beacon centre with it's range of shops.







Communal front door with entry phone to:

Communal entrance hall, stairs to second floor.

Front door to:

Entrance Hall
Wood effect laminate flooring, Built in cloaks, cupboard, door to airing cupboard.

Lounge
14'9 x 10'9 (4.50m x 3.28m)
Wood effect laminate flooring, wall mounted electric heater, double glazed window to rear. Open plan to:

Kitchen
8'1 x 7'2 (2.46m x 2.18m)
Fitted in a range of wall and base mounted cupboards and drawers. Work surfaces with inset stainless steel sink and single drainer unit. Built in oven, hob and extractor. Space and plumbing for washing machine, space for fridge.

Bedroom
13'7 x 8'9 (4.14m x 2.67m)
Wall mounted electric heater, double glazed window to rear.

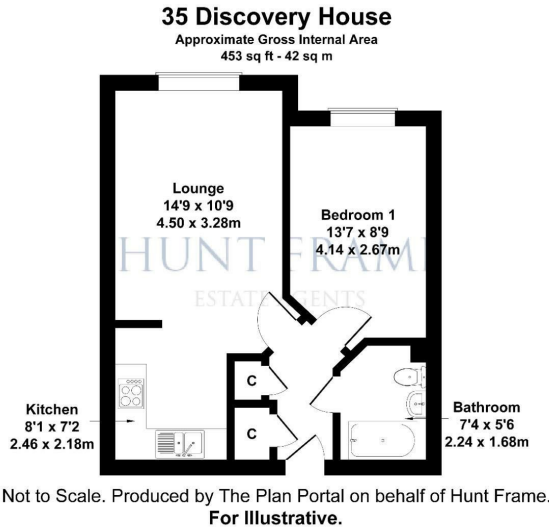
Bathroom
In a white suite comprising panelled bath with mix tap and shower attachment, low level wc, pedestal wash basin, part tiled walls, tiled floor.

LEASE: 125 YEARS FROM 2008
MAINTENANCE: £1440 PA
GROUND RENT:£430 PA

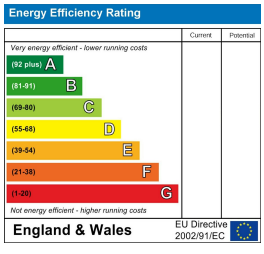
COUNCIL TAX BAND: A

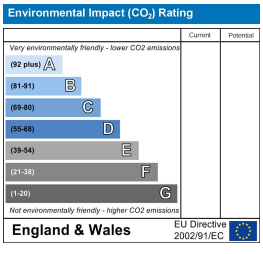
AGENTS NOTE
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Coadjute will send a secure link for you to complete the biometric checks electronically. A fee of £45+ VAT per person will apply for these checks, this payment will be added to your invoice upon successful completion of your sale. These anti-money laundering checks must be completed before we can commence marketing and the initial cost for these will be covered by Hunt Frame. 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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