

# 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



| Energy Efficiency Rating  |                            | Environmental Impact (CO <sub>2</sub> ) Rating |                   |
|---|----------------------------|--|-------------------|
|   |                            | Current  | Potential         |
| Very energy efficient - lower running costs<br>(92 plus) <b>A</b>                     |                            |  |                   |
| (81-91) <b>B</b>  |                            |  |                   |
| (68-80) <b>C</b>  |                            |  |                   |
| (55-68) <b>D</b>  | 76                         |  |                   |
| (39-54) <b>E</b>  |                            |  |                   |
| (21-38) <b>F</b>  |                            |  |                   |
| (1-20) <b>G</b>   |                            |  |                   |
| Not energy efficient - higher running costs   |                            |  |                   |
| <b>England &amp; Wales</b>  | EU Directive<br>2002/91/EC |  |                   |
|   |                            |  | Current Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) <b>A</b> |                            |  |                   |
| (81-91) <b>B</b>  |                            |  |                   |
| (68-80) <b>C</b>  |                            |  |                   |
| (55-68) <b>D</b>  |                            |  |                   |
| (39-54) <b>E</b>  |                            |  |                   |
| (21-38) <b>F</b>  |                            |  |                   |
| (1-20) <b>G</b>   |                            |  |                   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions                       |                            |  |                   |
| <b>England &amp; Wales</b>  | EU Directive<br>2002/91/EC |  |                   |

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