

HUNT FRAME

ESTATE AGENTS



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2 Stuart Court Leyland Road, Pevensey, BN24 6HU

£199,950



GARDEN FLAT. CHAIN FREE. A spacious ground floor apartment with TWO DOUBLE BEDROOMS, living room with LOG BURNER, mobility friendly WET ROOM, fitted kitchen, GARAGE, PARKING SPACE, and PRIVATE GARDENS. Situated moments away from THE BEACH and within easy walking distance of the Village Centre. Also benefitting from gas central heating, double glazing and a long lease. (937 years).



PRIVATE ENTRANCE HALL

Intercom, radiator, wood effect laminate flooring, storage cupboards and airing cupboard.

LIVING ROOM

17'6" x 11'5" (5.34 x 3.49)

Double glazed patio doors opening onto private front lawn, further double glazed windows to side, flanking the fire place with fitted log burner, two radiators, wood effect laminate flooring.

KITCHEN

11'2" x 7'9" (3.41 x 2.38)

Double glazed windows to rear and side, double glazed door to private rear garden. Fitted with a range of wall and base mounted units with work surfaces, tiled splash backs and single drainer stainless steel sink unit. Gas point for cooker with extractor over, plumbing point for washing machine, radiator.

BEDROOM ONE

16'9" x 10'10" (5.13 x 3.31)

Double aspect, with double glazed windows to rear and side, radiator.

BEDROOM TWO

11'10" x 7'8" (3.63 x 2.36)

Double glazed window to front, radiator, storage recess with storage cupboard.

WET ROOM

7'8" x 5'7" (2.35 x 1.71)

Double glazed window to side, heated towel rail, extractor fan. Fitted with a white suite comprising mobility friendly shower enclosure with seat, hand basin and low flush wc.

FRONT GARDEN

Open plan lawn with borders.

REAR GARDEN

To the rear and side, with lawn and pea shingle and a variety of shrubs.

GARAGE & PARKING

Being the third one from the right, in a block directly to the rear of the property.

TENURE AND OUTGOINGS

Council Tax Band C

Leasehold Approximately 937 years remaining (TBC)

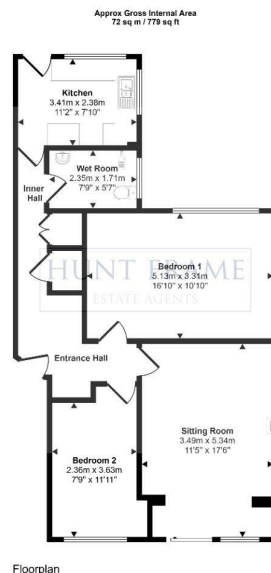
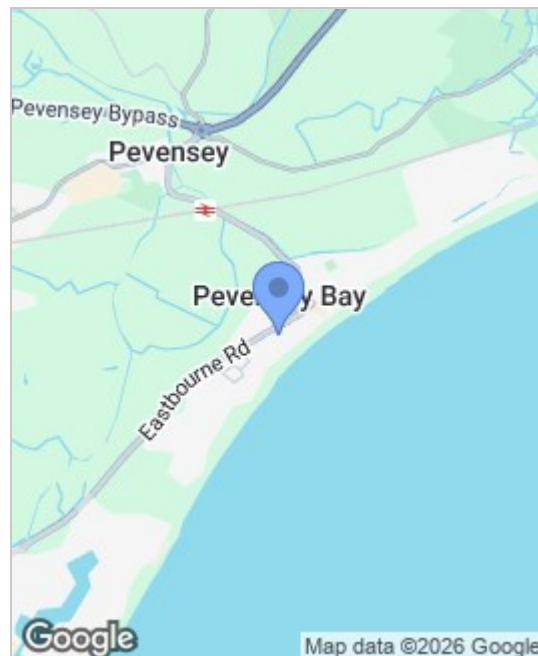
Ground Rent £30 PA (TBC)

Maintenance Approximately £2000 PA (TBC)

EPC awaited

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.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Scores of forms such as bathroom suites are representations only and may not look like the real items. Made with Made Smartly 360.

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

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