

# HUNT FRAME

ESTATE AGENTS



## Flat 2, 4 Chatsworth Gardens, Eastbourne, BN20 7JP Offers Over £350,000



**\*\*GUIDE PRICE £350,000 - £375,000\*\***

ENJOYING DIRECT VIEWS OVER MEADS SEAFRONT, a second floor, THREE BEDROOM apartment offered for sale with NO CHAIN. Forming part of a Victorian terrace, set back from the road and enjoying the benefit of beautiful communal gardens, an early inspection is most highly recommended.



## Communal Entrance

Stairs to second floor.

## Entrance Hall

Two radiators, door to internal stairwell and fire escape.

## Lounge

19'5 X 16'10

Bay window to front providing magnificent 180 degree direct sea views. Fireplace with tiled back and electric fire, radiator, built in storage cupboard.

## Kitchen

9'4 x 7'3 (2.84m x 2.21m)

fitted in a range of wall and base mounted cupboards and drawers. Work tops with inset one and a half bowl sink with mixer tap. Spaces for cooker, fridge and freezer. Wall mounted gas fired boiler, window to rear, large hatch to lounge.

## Bedroom One

16'11 x 14'6 (5.16m x 4.42m)

Radiator, pedestal wash basin, two windows to rear.

## Bedroom Two

17' x 7'7 (5.18m x 2.31m)

Radiator, built in cupboard, wall mounted wash basin, plumbing for washing machine, window to rear.

## Bedroom Three

15'10 x 6'4 (4.83m x 1.93m)

Radiator, window to front providing direct sea views.

## Bathroom

In a white suite comprising 'P' shaped bath with shower screen and shower unit above. Pedestal wash basin, low level wc, tiled walls, heated chrome towel ladder, window.

Lease: Share of freehold, remainder of 999 years.

Maintenance: £1200 P.A.

Council Tax Band: C

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. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Smartly 200.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-91) <b>A</b>			(12 plus) <b>A</b>		
(81-91) <b>B</b>			(11-91) <b>B</b>		
(69-80) <b>C</b>			(10-80) <b>C</b>		
(55-68) <b>D</b>			(9-68) <b>D</b>		
(39-54) <b>E</b>			(8-54) <b>E</b>		
(21-38) <b>F</b>			(7-38) <b>F</b>		
(1-20) <b>G</b>			(6-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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