

# HUNT FRAME

ESTATE AGENTS



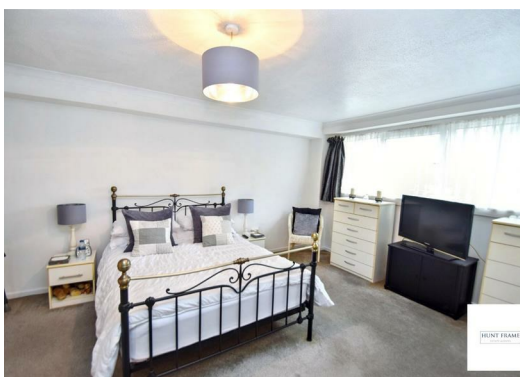
## 7 Gannet House Hartington Place, Eastbourne, BN21 3BL

£199,950



Enjoying SEA VIEWS from the SITTING ROOM and BALCONY and forming part of this popular purpose built block with accommodation that consists of TWO BEDROOMS, the main one being of particularly large proportions with the second being used as a dining room but it could be re-instated, if required, there is also a MODERN KITCHEN and a refitted BATHROOM.

Enviably located just outside the town centre and within close proximity of the seafront and the theatres. The amenities of the town centre are close at hand with the new Beacon shopping centre and the railway station providing services to London Victoria and to Gatwick. The seafront is within only a few hundred yards and is known to be one of the finest Victorian seafronts on the south coast.



## COMMUNAL ENTRANCE

Stairs and lift to the upper floors, door on the first floor to the apartment.

## HALLWAY

Spacious L-shaped hallway with storage and cloak cupboards, electric radiator, entry phone system, doors off to the master bedroom, bathroom, kitchen and sitting room.

## SITTING ROOM

12'7 x 12'3 (3.84m x 3.73m)

Dual aspect with UPVC double glazed windows to the side aspect with UPVC double glazed doors with matching windows to the side, overlooking and giving access to the balcony with distant sea views, radiator, open to the dining room.

## BALCONY

Lovely seating area with sea and coastal views.

## DINING ROOM/BEDROOM 2

9'1 x 7'0 (2.77m x 2.13m)

Previously bedroom 2, with a door returning to the hallway, UPVC double glazed window to the side aspect, (the party wall to the sitting room could easily be re-instated and the room returned to a bedroom if required).

## KITCHEN

7'1 x 8'11 (2.16m x 2.72m)

Fitted with a range of floor standing and wall mounted units with worktop space, inset ceramic sink unit with mixer tap, electric single oven with a four ring hob above and extractor fan, plumbing and space for a washing machine, space for an upright fridge/freezer, fully tiled walls and tiled floor, UPVC double glazed window to the side aspect.

## BEDROOM 1

17'0 x 12'10 (5.18m x 3.91m)

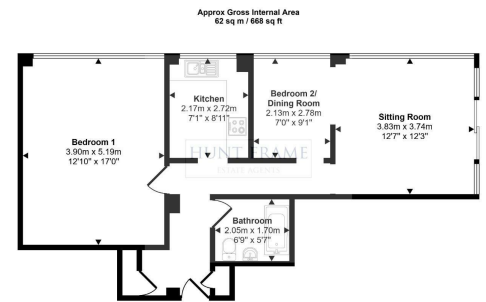
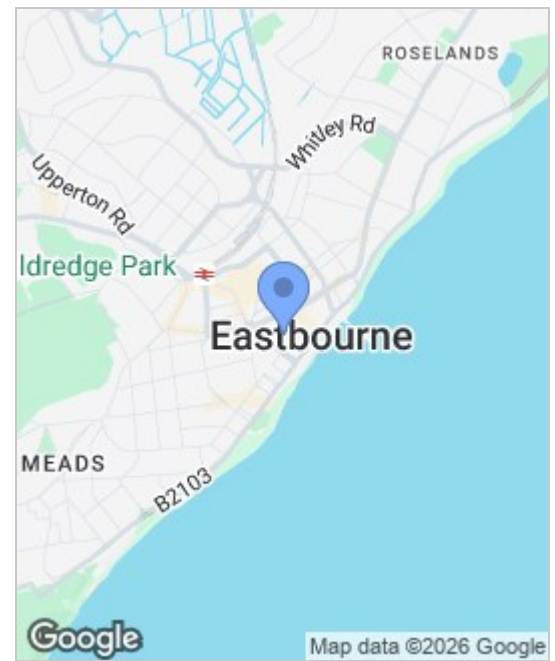
Extremely spacious principle bedroom with ample space for furniture etc, UPVC double glazed window to the side aspect, radiator.

## BATHROOM

Fitted with a modern white suite of a panelled bath with shower unit above, low level Wc and pedestal wash hand basin, fully tiled walls and floor, ladder style radiator.

## AGENTS NOTE

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Floorplan

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 Simple 260.

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 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <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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