

HUNT FRAME

ESTATE AGENTS



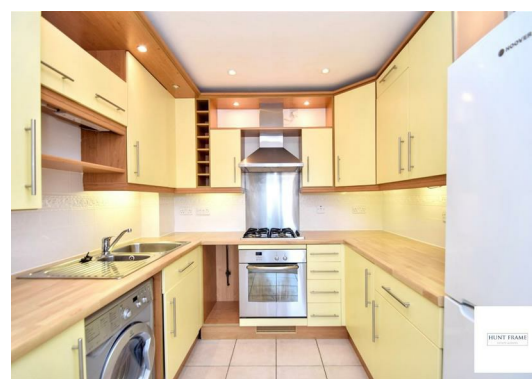
HUNT FRAME
ESTATE AGENTS

51 Daytona Quay, Eastbourne, BN23 5BN

£220,000



Tranquil views of the moorings at the inner harbour can be enjoyed from the sun balcony of this CHAIN FREE second floor apartment, which is located within easy reach of the cafes, bars and restaurants at the Waterfront. Further accommodation includes an open plan living/dining Room, fitted kitchen, en-suite shower room and family bathroom. The apartment also has allocated under croft parking, double glazing and gas central heating.



COMMUNAL HALL

With lift and stairs to upper floors and car park.

ENTRANCE HALL

Intercom, thermostat, radiator, linen cupboard and further storage cupboard.

LIVING/DINING ROOM

13'6" x 11'7" and 11'1" x 8'8" (4.12 x 3.54 and 3.40 x 2.65)

Window and patio doors opening onto SUN BALCONY, with views over the inner harbour. two radiators.

KITCHEN

7'11" x 7'8" (2.42 x 2.36)

Fitted with a range of wall and base mounted units with work surfaces and tiled splash backs. One and a half bowl single drainer stainless steel sink unit, fitted electric oven and gas hob with extractor over, plumbing point for washing machine, space for refrigerator/freezer, over counter lighting.

BEDROOM ONE

11'0" x 10'11" (3.37 x 3.34)

Window to front, radiator, fitted wardrobe.

EN-SUITE

Fitted with a suite comprising shower enclosure, hand basin and low flush wc. Heated towel rail, extractor fan, shaver point.

BEDROOM TWO

10'11" x 8'5" (3.33 x 2.57)

Double glazed window to front, radiator.

BATHROOM

7'7" x 4'10" (2.33 x 1.48)

Fitted with a suite comprising panelled bath with shower attachment, low flush wc and hand basin. Heated towel rail, shaver point, extractor fan.

ALLOCATED PARKLING SPACE

Located under the building.

COMMUNAL TERRACED GARDEN.

Overlooking the moorings.

TENURE AND OUTGOINGS

Leasehold, approximately 98 years remaining.

Ground Rent, £200 PA, TBC.

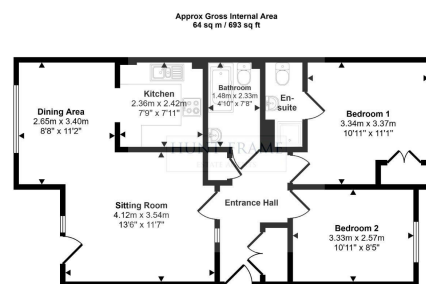
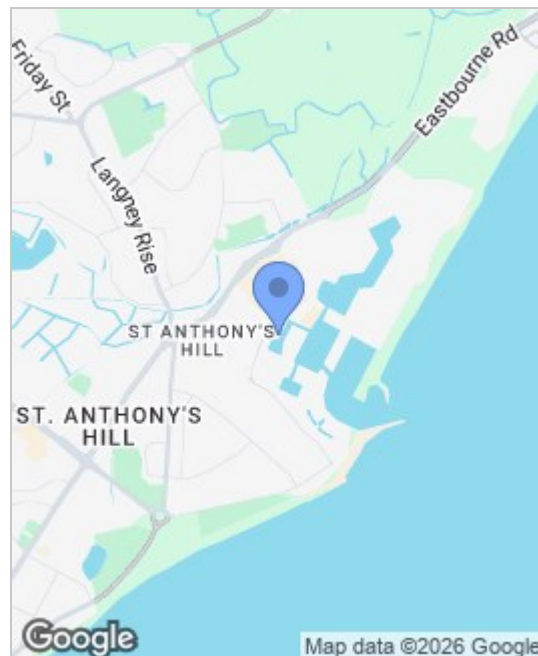
Maintenance, approximately £2600 PA, TBC.

Harbour Charge, approximately £400 PA, TBC.

Council Tax Band D

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 Shippy 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	81	England & Wales	EU Directive 2002/91/EC	82

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