TOWN FLATS

01323 416600

Leasehold

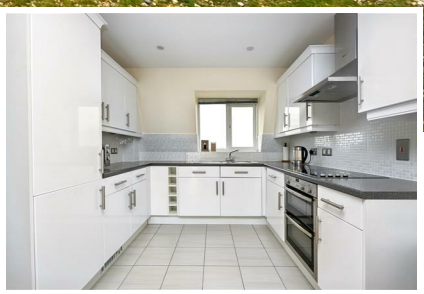
2 Bedroom | 1 Reception | 2 Bathroom

Guide Price
£285,000 - £295,000









Flat 12, 16 San Diego Way, Eastbourne, BN23 5BG

GUIDE PRICE £285,000 TO £295,000
This beautifully presented two bedroom, top floor seafront flat in Sovereign Harbour offers a bright and airy living space with stunning views of the English Channel. The property features a spacious lounge and master bedroom, both with direct access to a private balcony, perfect for enjoying the coastal outlook. The master bedroom benefits from its own en-suite, while the second bedroom enjoys access to a stylish Jack and Jill bathroom, making it ideal for guests or family living. Situated within a well maintained block with lift access, the apartment also comes with the convenience of an allocated parking space. Perfectly positioned in the heart of the Harbour, residents can enjoy the vibrant selection of restaurants, shops, cafés, and leisure facilities right on the doorstep. Offering the best of waterside living in a sought after location, this home is an excellent choice for those seeking a permanent residence, holiday retreat or investment opportunity.

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Main Features

- Beautifully Presented Beachfront Apartment
- 2 Bedrooms
- Fourth Floor
- Open Plan Lounge/Dining Room/Fitted Kitchen
- Sun Balcony With Stunning Uninterrupted Panoramic Sea Views
- En-Suite Shower Room/WC
- Modern Jack & Jill Bathroom/WC
- Double Glazing
- Allocated Parking Space
- CHAIN FREE

Entrance
Communal entrance with security entry phone system. Stairs and lift to fourth floor private entrance door to -

Hallway
Electric radiator. Storage cupboard. Loft access (not inspected).

Open Plan Lounge/Dining Room/Fitted Kitchen
20'7 x 11'4 (6.27m x 3.45m)
Electric radiator. Double glazed patio doors to sun balcony.

Kitchen Area
9'4 x 7'9 (2.84m x 2.36m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset electric hob and electric oven. Extractor cooker hood. Integral fridge/freezer, dishwasher and washing machine.

Sun Balcony
With stunning uninterrupted panoramic views towards the sea.

Bedroom 1
11'11 x 10'3 (3.63m x 3.12m)
Electric radiator. Built-in wardrobe. Double glazed doors to sun balcony.

En-Suite Shower Room/WC
Suite comprising shower cubicle. Wash hand basin. Low level WC. Heated towel rail. Double glazed window to rear aspect.

Bedroom 2
11'6 x 10'7 (3.51m x 3.23m)
Electric radiator. Door to Jack & Jill bathroom. Double glazed window to front aspect.

Modern Jack & Jill Bathroom/WC
Suite comprising panelled bath with chrome mixer tap and hand held shower attachment. Low level WC. Wash hand basin with mixer tap set in vanity unit. Heated towel rail.

Parking
Allocated parking space.

EPC = C

Council Tax Band = E

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: £140 per annum
Maintenance: £824.43 per quarter
Marina Charge: £345.60 per annum
Lease: 125 years from 2003. We have been advised of the lease term, we have not seen the lease

www.town-property.com | E. info@townflats.com | T. 01323 416600

We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.