TOWN FLATS

01323 416600

Leasehold

£160,000

2 Bedroom | 1 Reception | 1 Bathroom









123 Long Beach View, Eastbourne, BN23 5NB

Occupying a desirable position within the sought after North Harbour, this well presented second floor apartment offers a wonderful blend of contemporary style, natural light and enviable waterside living.
The apartment enjoys a sunny aspect throughout, creating a bright and welcoming ambience, while the private balcony is undoubtedly a standout feature, offering direct and uninterrupted views across the harbour, the perfect setting for morning coffee, alfresco dining or simply unwinding whilst watching the world go by. The well designed accommodation provides a comfortable and stylish living environment, with two bedrooms and well appointed living spaces. Further benefits include allocated parking, adding valuable convenience, while the property is offered to the market chain free, providing the opportunity for a straightforward and hassle free purchase. An exceptional opportunity to acquire a stylish waterside home in one of the area's most desirable locations.

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Main Features

- Spacious North Harbour Apartment
- 2 Bedrooms
- Second Floor
- Lounge/Dining Room
- Sun Balcony With Views Towards The Inner Harbour
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing & Gas Central Heating
- Communal Gardens
- Allocated Parking Space

Entrance
Communal entrance with security entry phone system. Stairs to second floor private entrance door to -

Hallway
Entryphone handset. Double glazed window.

Lounge/Dining Room
14'4 x 14'1 (4.37m x 4.29m)
Radiator. Double glazed window. Double glazed patio doors to -

Sun Balcony
With views towards the inner harbour.

Fitted Kitchen
11'5 x 7'6 (3.48m x 2.29m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset gas hob and electric oven under. Extractor cooker hood. Plumbing and space for washing machine. Space for fridge/freezer. Radiator. Cupboard housing boiler. Double glazed window.

Bedroom 1
15'1 x 10'4 (4.60m x 3.15m)
Radiator. Double glazed window.

Bedroom 2
8'0 x 7'3 (2.44m x 2.21m)
Radiator. Loft access (Not inspected). Double glazed window.

Outside
Communal gardens.

Parking
Allocated parking space

EPC = C

Council Tax Band = C

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: £300 per annum
Maintenance: £2304.04 per annum
Lease: 125 years from 1999. We have been advised of the lease term, we have not seen the lease

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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.