TOWN FLATS

01323 416600

Leasehold

2 Bedroom | 1 Reception | 2 Bathroom

Guide Price
£240,000 - £250,000









Flat 8, 27 Eugene Way, Eastbourne, BN23 5BH

GUIDE PRICE £240,000 - £250,000
A wonderful 2 bedroom 2nd floor apartment with glorious sea views and a TANDEM GARAGE. The garage is shared with one other apartment but provides incredible space with light & power. There is additional parking in front of the garage. Enviably situated on the beachfront in the popular Sovereign Harbour North development the apartment benefits from WiFi enabled electric heating, 2 double bedrooms, one with an en-suite shower room/WC and Jack & Jill bathroom/WC, refitted kitchen with integrated appliances and lounge with access to the sizeable balcony providing glorious sea views. The harbours bars and restaurants are within easy walking distance and the apartment is being sold CHAIN FREE. An internal inspection comes highly recommended.

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Main Features

- CHAIN FREE Spacious 2 Bedroom 2nd Floor Apartment
- Shared Tandem Garage With Light, Power & Additional Parking In Front
- Lounge With Glorious Sea Views From A Sizeable Balcony
- Refitted Kitchen With Integrated Appliances
- Master Bedroom With En-Suite Shower Room/WC
- Jack & Jill Bathroom/WC Access From Bedroom 2 & Hallway
- WiFi Enabled Electric Heating
- Enviable Beachfront Location
- Harbourside Bars & Restaurants Within Easy Walking Distance
- Ideal Permanent Home Or Investment

Tandem Garage
32'11 x 24'9 (10.03m x 7.54m)
Private up & over door to shared parking/garage. The garage is shared with one other flat and has tandem parking for 2 vehicles, power & light. There is also additional parking in front of the garage.

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

Hallway
WiFi enabled electric radiator. Wall lights. Video entryphone handset. Built-in double wardrobe with hanging rail. Wood effect flooring.

Lounge
16'3 x 10'9 (4.95m x 3.28m)
WiFi enabled electric radiator. Feature fireplace. Inset spotlights. Wood effect flooring. Double glazed patio doors to -

Sun Balcony
20'9 x 3'2 (6.32m x 0.97m)
With glorious views over communal gardens towards the sea.

Fitted Kitchen
11'11 x 6'9 (3.63m x 2.06m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in electric hob and oven. Stainless steel extractor cooker hood. Integrated fridge/freezer, dishwasher and washing machine. Part tiled walls. Wood effect flooring. Inset spotlights. Large serving hatch. Breakfast bar. Double glazed window.

Bedroom 1
15'10 x 9'3 (4.83m x 2.82m)
WiFi enabled electric radiator. Built-in wardrobe. Double glazed doors to sun balcony with stunning views towards the sea. Door to -

En-Suite Shower Room/WC
Suite comprising shower cubicle. Vanity unit with inset wash hand basin with chrome mixer tap and cupboard below. Low level WC with concealed cistern. Shelf. Tiled walls. Inset spotlights. Chrome heated towel rail. Shaver point. Extractor fan.

Bedroom 2
10'1 x 8'11 (3.07m x 2.72m)
WiFi enabled electric radiator. Double glazed doors to Juliette balcony. Door to -

Jack & Jill Bathroom/WC
White suite comprising panelled bath with chrome mixer tap and shower attachment with shower screen. Low level WC. Vanity unit with inset wash hand basin, cupboard under and mixer tap. Tiled walls. Heated towel rail. Airing cupboard housing hot water cylinder. Inset spotlights. Frosted double glazed window. Doors to bedroom 2 & hallway.

EPC = B

Council Tax Band = D

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: £566.17 per quarter
Lease: 125 years from 2003. 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.