

32 St. Lawrence Mews,
Eastbourne, BN23 5QD

Leasehold - Share of Freehold

£545,000



3/4 Bedroom 1/2 Reception 3 Bathroom



TOWN FLATS

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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.



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Enjoying some of the finest panoramic harbour views and occupying the entire first floor of this imposing detached south facing purpose built building, situated directly in a prime waterfront location of the North Harbour. Generous and bright accommodation comprising three / four bedrooms, one / two reception rooms, two en-suites plus additional shower room, kitchen breakfast room, 31ft in length integral garage with power, south facing large balcony, private communal courtyard garden. Further benefits include no onward chain, gas central heating, double glazing, 360 degree aspect from the apartment and a share of freehold. All the amenities of Sovereign Harbour are only a short walk away with the main Harbour offering a wide range of restaurants, bars and cafes.

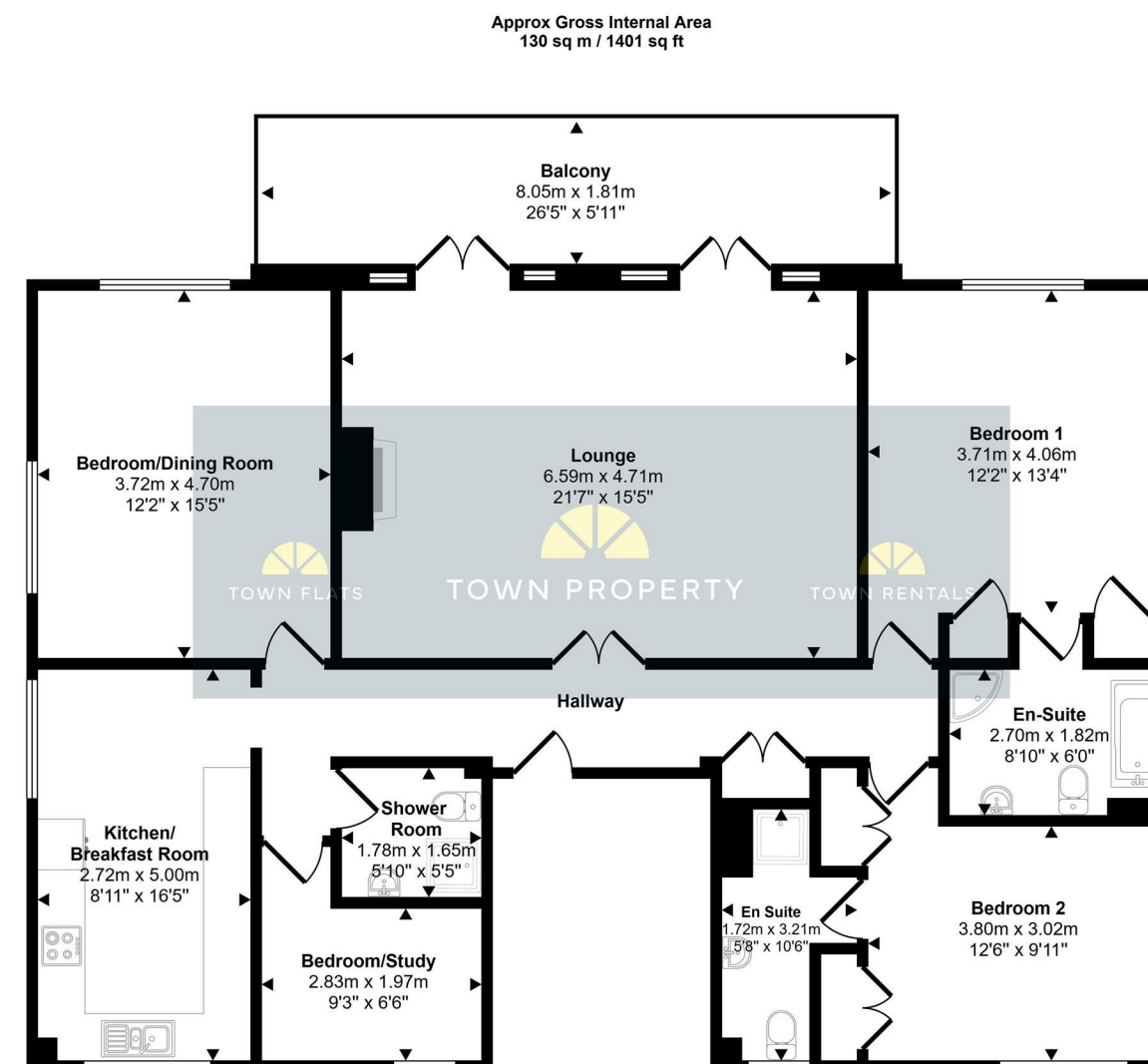
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Main Features

- Spacious Harbour Apartment With Stunning Panoramic Harbour Views
 - 3/4 Bedrooms First Floor
 - 1/2 Reception Rooms
 - South Facing Sun Balcony
 - Double Aspect Fitted Kitchen/Breakfast Room
 - 2 En-Suites & Further Shower Room/WC
 - Private Ground Floor Storage Cupboard
 - Private Communal Courtyard Garden
 - Double Tandem Integral Garage
 - CHAIN FREE
- Entrance**
Communal entrance with security entry phone system. Stairs and lift to first floor private entrance door to -
- Hallway**
Radiator. Entryphone handset. Storage cupboard.
- Lounge**
21'7 x 15'5 (6.58m x 4.70m)
Two radiators. Electric fire. South facing double glazed windows and two balcony doors to -
- Sun Balcony**
26'5 x 5'11 (8.05m x 1.80m)
With stunning views over the inner harbour.
- Double Aspect Fitted Kitchen/Breakfast Room**
16'5 x 8'11 (5.00m x 2.72m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset gas hob. 'Eye' level electric double oven. Extractor cooker hood. Integral fridge, freezer, washing machine and dishwasher. Radiator. Double glazed windows to front and side aspects.
- Double Aspect Bedroom 1**
13'4 x 12'2 (4.06m x 3.71m)
Radiator. Built-in wardrobes. Double glazed windows to rear and side aspects. Door to -
- En-Suite Bath & Shower Room/WC**
Suite comprising panelled bath with mixer tap & hand held shower attachment. Shower cubicle. Low level WC. Wash hand basin. Radiator. Extractor fan.
- Bedroom 2**
12'6 x 9'11 (3.81m x 3.02m)
Radiator. Built-in wardrobes. Double glazed windows to front aspects. Door to -
- En-Suite Shower Room/WC**
Suite comprising shower cubicle. Low level WC. Wash hand basin. Radiator. Extractor fan.
- Double Aspect Bedroom 3/Dining Room**
15'5 x 12'2 (4.70m x 3.71m)
Radiator. Double glazed windows to rear and side aspects.
- Bedroom 4/Office**
9'3 x 6'6 (2.82m x 1.98m)
Radiator. Double glazed window to front aspects.
- Shower Room/WC**
Suite comprising shower cubicle. Low level WC. Wash hand basin. Extractor fan. Radiator.
- Other Details/Storage**
There is a ground floor private storage cupboard.
- Outside**
Communal garden private to the 4 apartment owners with patio garden straight onto the harbour.
- Parking**
Double tandem integral garage with electric door, power & light.
- EPC = C**
- Council Tax Band = F**



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 Snappy 360.

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: N/A

Maintenance: £3975.76 per annum

Harbour Charge: £345.60 per annum

Lease: 125 years from 2000. We have been advised of this we have not seen the lease

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Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.