



TOWN FLATS



01323 416600

Leasehold

Guide Price

£220,000-£230,000



75 Santa Cruz Drive, Eastbourne, BN23 5TA

GUIDE PRICE £220,000 to £230,000

A spacious three bedroom, two bathroom apartment situated on the first floor of a purpose built block in the heart of the harbour. The property offers generous living accommodation, a private balcony and a private car port. While the flat would benefit from some updating, it presents an excellent opportunity to modernise to your own taste. Ideally located close to the waterfront, residents can enjoy the vibrant harbour lifestyle with an array of shops, restaurants and cafes just moments away, as well as easy access to local bus routes and coastal walks. Offered CHAIN FREE, this property is perfect for buyers looking for a well positioned home with great potential.

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Main Features

- Spacious Harbour Apartment
- 3 Bedrooms
- First Floor
- Spacious Lounge/Dining Room
- Sun Balcony
- Fitted Kitchen
- En-Suite Shower Room/WC
- Bathroom/WC
- Car Port
- CHAIN FREE

Entrance

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

Hallway

Radiator. Entryphone handset. Airing cupboard.

Lounge/Dining Room

22'3 x 11'7 (6.78m x 3.53m)

Radiator. Double glazed window to rear aspect. Double glazed patio doors to -

Sun Balcony

7'9 x 3'10 (2.36m x 1.17m)

To side aspect.

Fitted Kitchen

11'6 x 8'5 (3.51m x 2.57m)

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. Integrated fridge/freezer. Plumbing and space for washing machine and dishwasher. Boiler. Radiator. Double glazed window to rear aspect.

Bedroom 1

13'8 x 9'8 (4.17m x 2.95m)

Radiator. Fitted wardrobe. Double glazed window to side aspect. Door to -

En-Suite Shower Room/WC

Suite comprising panelled shower cubicle. Low level WC. Wash hand basin. Extractor fan. Heated towel rail.

Bedroom 2

12'9 x 9'0 (3.89m x 2.74m)

Radiator. Double glazed window to side aspect.

Bedroom 3

9'5 x 8'0 (2.87m x 2.44m)

Radiator. Double glazed window to side aspect.

Bathroom/WC

Suite comprising panelled bath with chrome mixer tap. Wash hand basin. Low level WC. Extractor fan. Shaver point. Heated towel rail.

Parking

There is a car port for 1 vehicle.

EPC = C

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: Included in maintenance charge

Maintenance: £2220.60 per annum

Harbour Charge: £190 per annum

Lease: 125 year from 1996. 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.