TOWN FLATS

01323 416600

Leasehold

2 Bedroom | 1 Reception | 2 Bathroom

£230,000









12 Anguilla Close, Eastbourne, BN23 5TS

A delightful Two double bedroom Harbour apartment situated directly on the waterfront with far reaching views. Located on the 2nd floor with a passenger lift, allocated parking space with further visitor bays, a balcony with superb views, en-suite to principle bedroom which also benefits from access onto the balcony. Options to include some furniture (on request). Perfect home or pied-à-terre, early inspection comes highly recommended.

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Main Features

- Well Presented Harbour Apartment
- 2 Bedroom
- Second Floor
- Lounge
- Sun Balcony With Stunning Views Over The Outer Harbour
- Fitted Kitchen
- En-Suite Shower Room/WC
- Bathroom/WC
- Allocated Parking Space

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

Hallway
Entryphone handset. Radiator. Airing cupboard housing boiler. Fitted water softener. Storage cupboard.

Lounge
13'9 x 12'4 (4.19m x 3.76m)
Radiator. Internal window to kitchen. Double glazed window and double doors to balcony over looking the outer harbour.

Fitted Kitchen
8'3 x 7'9 (2.51m 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 gas hob & electric oven. Bosch washing machine and dishwasher. Integral fridge/freezer. Internal window to lounge.

Bedroom 1
11'3 x 9'4 (3.43m x 2.84m)
Radiator. Built-in wardrobe. Double glazed window and double glazed door to balcony. Door to -

En-Suite Shower Room/WC
Suite comprising shower cubicle with wall mounted shower. Low level WC. Wash hand basin. Radiator. Extractor fan.

Bedroom 2
11'5 x 11'4 (3.48m x 3.45m)
Radiator. Built-in wardrobe. Double glazed window to front aspect.

Bathroom/WC
Suite comprising panelled bath with chrome mixer tap and shower over. Low level WC. Wash hand basin. Radiator. Extractor fan.

Parking
Allocated parking space

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: £100 per annum
Maintenance: £2640.24 per annum
Water Feature Charge: £305.74 per annum
Harbour Charge: Vendor advises that they are exempt from paying the harbour charge
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.