



TOWN FLATS



01323 416600

Leasehold

Guide Price

£175,000 - £195,000



2 Bedroom



1 Reception



1 Bathroom



Flat 5, 2 Santa Cruz Drive, Eastbourne, BN23 5SS

GUIDE PRICE £175,000-£185,000

EXCEPTIONAL VALUE, An extremely spacious and well proportioned 2 bedrooms second (top) floor apartment with 2 balconies. Situated on the popular Sovereign Harbour South development and being sold **CHAIN FREE** the flat benefits from 2 double bedrooms, a fitted kitchen with integrated appliances, bathroom and balconies off the lounge and bedroom. Further benefits include double glazing, gas central heating and a parking space within the car port. The harbours bars and restaurants are within easy walking distance and the beachfront is also nearby. An internal inspection comes highly recommended.



www.town-property.com



info@townflats.com

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Eastbourne, BN23 5SS

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Main Features

- Extremely Spacious Harbour Apartment
- 2 Bedrooms
- Second (Top) Floor
- Lounge Leading To Sun Balcony
- Fitted Kitchen With Integrated Appliances
- Bedroom Leading To Second Sun Balcony
- Modern Bathroom/WC
- Double Glazing & Gas Central Heating
- Allocated Parking Space Within A Car Port
- CHAIN FREE

Entrance

Communal entrance with security entry phone system. Stairs to second (top) floor private entrance door to -

Hallway

Radiator. Coved ceiling. Loft access (not inspected). Built-in cupboard. Airing cupboard housing gas boiler.

Lounge

15'0 x 10'0 (4.57m x 3.05m)

Radiator. Telephone point. Coved ceiling. Double glazed window to front aspect. Door to -

Sun Balcony

With partial views of the water feature.

Fitted Kitchen

9'4 x 8'1 (2.84m x 2.46m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob and electric double oven. Stainless steel extractor cooker hood. Integrated fridge/freezer, dishwasher and washing machine. Inset spotlights. Wood effect flooring. Double glazed window to side aspect.

Bedroom 1

13'7 x 9'4 (4.14m x 2.84m)

Radiator. Coved ceiling. Double glazed French doors to -

Sun Balcony

With far reaching views towards the South Downs.

Bedroom 2

10'4 x 9'11 (3.15m x 3.02m)

Radiator. Coved ceiling. Double glazed window to rear aspect.

Modern Bathroom/WC

White suite comprising panelled bath with chrome mixer tap and shower attachment. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Tiled floor. Radiator. Inset spotlights. Extractor fan. Shaver point.

Parking

The flat has an allocated parking space within a car port.

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: £180 per annum

Maintenance: £1143.72 paid half yearly

Water Feature Charge: £338.33 per annum

Harbour Charge: £401.32 per annum

Lease: 125 year from 2004.

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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.