TOWN FLATS

01323 416600

Leasehold

1 Bedroom | 1 Reception | 1 Bathroom

£175,000



27 Trujillo Court, Callao Quay, Eastbourne, BN23 5AB

A spacious and well presented one bedroom first floor apartment, enviably situated within the popular Sovereign Harbour North development and just a stone's throw from the beach. The property offers bright and generously proportioned accommodation, including a spacious lounge and a well appointed kitchen featuring a range of integrated appliances and enjoying glimpses towards the coast. The double bedroom benefits from fitted wardrobes, while the bathroom is particularly well equipped with both a separate shower and Jacuzzi bath. Further benefits include allocated parking and a highly convenient location within easy walking distance of the harbour's excellent selection of shops, cafés and restaurants, as well as the picturesque waterfront and nearby beach. Ideally suited to first time buyers, those seeking a coastal home or investment purchasers, this appealing apartment is offered to the market CHAIN FREE and an early viewing is highly recommended.

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Main Features

- Spacious & Well Presented 1 Bedroom 1st Floor Apartment
- Spacious Lounge & Well Appointed Kitchen With Integrated Appliances
- Kitchen Enjoys Pleasant Glimpses Towards The Coast
- Double Bedroom With Fitted Wardrobes
- Well Equipped Bathroom With Separate Shower & Jacuzzi Bath
- Allocated Parking
- Bright & Generously Proportioned Accommodation
- Easy Walking Distance To Harbour Shops, Cafés, Restaurants & Waterfront
- Popular Sovereign Harbour North Development Just Moments From The Beach
- CHAIN FREE Property Ideally Suited To First Time Buyers, Coastal Homeowners & Investors

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

Hallway
Radiator. Entryphone handset. Cupboard.

Lounge/Dining Room
17'5 x 12'6 (5.31m x 3.81m)
2 Radiators. 2 Double glazed windows. Door to -

Fitted Kitchen
9'1 x 7'3 (2.77m x 2.21m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in gas hob and electric oven under. Extractor cooker hood. Integrated fridge, freezer, washing machine and dishwasher. Radiator. Double glazed window.

Double Bedroom
10'6 x 9'0 (3.20m x 2.74m)
Radiator. Built-in wardrobe. Double glazed window.

Bath & Shower Room/WC
Suite comprising Jacuzzi bath with chrome mixer tap. Shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Shaver point. Extractor fan. Radiator. Frosted double glazed window.

Outside
Lawned communal gardens with access to the beach.

Parking
Allocated parking space.

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: Awaiting confirmation
Maintenance: Awaiting confirmation
Sea Defence Charge: Awaiting confirmation
Lease: 999 years from 2002. 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.