TOWN FLATS

01323 416600

Leasehold

1 Bedroom | 1 Reception | 1 Bathroom

£189,950



83B Long Beach View, Eastbourne, BN23 5NB

CHAIN FREE AND DIRECTLY ON THE WATERFRONT. A beautifully presented one bedroom first floor apartment, ideally situated within Eastbourne's sought after North Harbour, offering spacious and light filled accommodation with stunning direct views across the harbour. Immaculately maintained throughout, this attractive apartment provides a wonderful opportunity for those looking to enjoy a coastal lifestyle, a peaceful retreat, or a sound investment. The spacious lounge/dining room is a particular highlight, benefiting from a bespoke media wall, recently built to create a stylish focal point and a Juliette balcony overlooking the harbour, allowing plenty of natural light and creating a lovely sense of space. The property also benefits from a newly installed contemporary shower room/WC, finished to a high standard. Perfectly positioned, residents can enjoy an array of local amenities right on the doorstep, including popular shops, cafés and restaurants, with Eastbourne's picturesque seafront also within easy walking distance. Further benefits include off road parking, making this an excellent opportunity to secure a superbly located, stylish and thoughtfully updated home in one of Eastbourne's most desirable areas.

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Main Features

- Extremely Well Presented Harbour Apartment
- 1 Double Bedroom
- First Floor
- Spacious Lounge/Dining Room With Bespoke Media Wall
- Juliette Balcony With Inner Harbour Views
- Fitted Kitchen
- New Modern Shower Room/WC
- Double Glazing
- Allocated Parking
- CHAIN FREE

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

Hallway
Radiator. Entryphone handset.

Lounge/Dining Room
23'9 x 12'8 (7.24m x 3.86m)
2 Radiators. Double glazed windows to side aspect. Double glazed doors to Juliette balcony with inner harbour views.

Fitted Kitchen
11'9 x 5'9 (3.58m x 1.75m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob and electric oven under. Extractor cooker hood. Plumbing and space for washing machine. Space for fridge/freezer. Radiator. Double glazed window.

Bedroom
12'11 x 9'9 (3.94m x 2.97m)
Radiator. Cupboard housing boiler. Double glazed window.

Modern Shower Room/WC
Modern suite comprising large shower cubicle with wall mounted shower. Low level WC with concealed cistern. wash hand basin set in vanity unit. Heated towel rail. Frosted double glazed window.

Outside
Communal gardens.

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: £300 per annum
Maintenance: £1152.75 paid half yearly
Lease: 97 years remaining. We have been advised of the remaining 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.