TOWN FLATS

01323 416600

Leasehold

2 Bedroom | 1 Reception | 2 Bathroom

£220,000 - £230,000









48 Martinique Way, Eastbourne, BN23 5TH

GUIDE PRICE £220,000 TO £230,000
Forming part of the exciting marina development, this lovely second floor (top) apartment is notable for its spacious accommodation and sun balcony. Having two sizeable double bedrooms, the master with en-suite facilities, there is a generous kitchen/breakfast room, a second bathroom/wc and a large double aspect sitting/dining room where access to the balcony is gained. Allocated and visitors parking is included and the stunning beaches, marina waterfront and Haven school are all close by.

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Main Features

- Spacious & Well Presented Harbour Apartment
- 2 Bedrooms
- Second (Top) Floor
- Double Aspect Lounge/Dining Room
- Sun Balcony
- Fitted Kitchen/Breakfast Room
- En-Suite Shower Roo/WC
- Modern Bathroom/WC
- Double Glazing & Gas Central Heating
- Allocated & Visitors Parking Spaces

Entrance
Communal entrance with security entryphone system. Stairs to second (top) floor with private entrance door to –

Hallway
Radiator. Coved ceiling. Built-in double cupboard and airing cupboard. Loft hatch (not inspected).

Double Aspect Lounge/Dining Room
21'6 x 10'3 (6.55m x 3.12m)
Radiator. Television point. Coved ceiling. Wall lights. Double glazed window and double glazed doors to sun balcony.

Fitted Kitchen/Breakfast Room
15'3 x 8'2 (4.65m x 2.49m)
Range of fitted lightwood wall and base units. Worktop with inset one and a half bowl single drainer sink unit with mixer tap. Built-in hob and electric double oven with stainless steel splashback. Extractor cooker hood. Integrated fridge/freezer, washing machine and dishwasher. Radiator. Tiled floor. Inset spotlights. Double glazed window.

Bedroom 1 (Irregular Shape)
14'4 x 14'2 (4.37m x 4.32m)
Radiator. Built-in wardrobe with mirrored sliding doors. Double glazed window. Door to -

En-Suite Shower Room/WC
White suite comprising twin-size shower cubicle. Low level WC. Pedestal wash hand basin with chrome mixer tap. Part tiled walls. Tiled floor. Radiator. Inset spotlights. Extractor fan. Frosted double glazed window.

Bedroom 2
13'2 x 9'7 (4.01m x 2.92m)
Radiator. Television point. Telephone point. Double glazed window.

Modern Bathroom/WC
White suite comprising panelled bath with mixer tap and shower attachment. Low level WC. Part tiled walls. Tiled floor. Radiator. Extractor fan. Shaver point. Inset spotlights. Frosted double glazed window.

Parking
The flat has an allocated parking space, there are also visitors parking spaces.

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: £2065.26 per annum
Harbour Charge: £401.32 per annum
Water Feature Charge: £334.53 per annum
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.