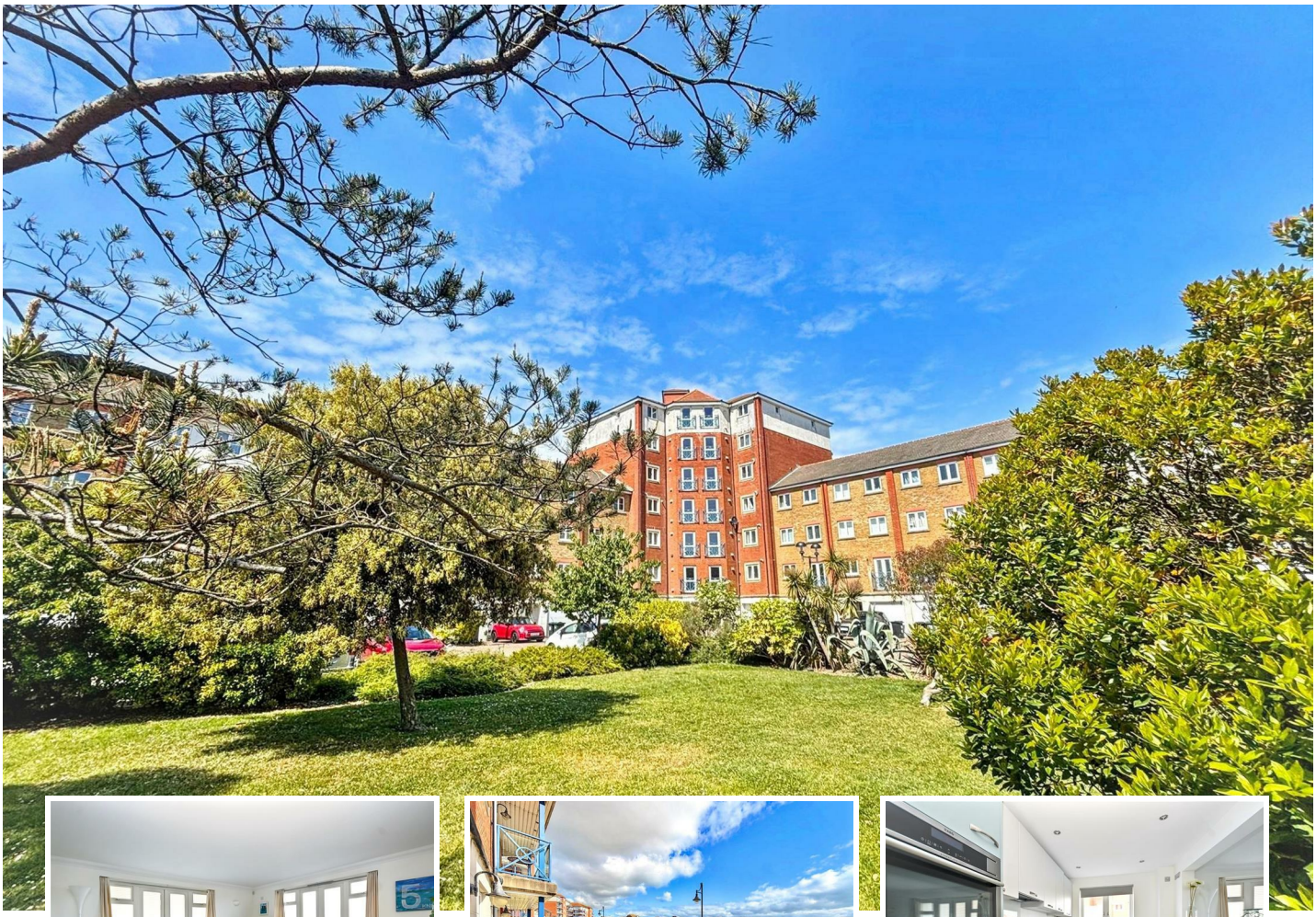
TOWN FLATS

01323 416600

Leasehold

3 Bedroom | 1 Reception | 2 Bathroom

Guide Price £350,000 - £375,000









48 Dominica Court, Eastbourne, BN23 5TR

****GUIDE PRICE £350,000 TO £375,000****
A beautifully presented 3 bedroom ground floor apartment with stunning views over the harbour and English Channel that can be enjoyed from the sizeable wrap around private terrace. Forming part of this gated development on the Sovereign Harbour development the flat provides spacious and well proportioned accommodation comprising of 3 double bedrooms, the master having an en-suite shower room/WC, further bathroom, wonderful kitchen with quartz worktops & integrated appliances and double aspect lounge/dining room with access to the wrap-a-round terrace. The harbours bars and restaurants are within easy walking distance as is the beach front. An internal inspection is considered essential to appreciate the merits that this apartment has to offer.

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Leasehold

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Main Features

- Stunning First Floor Apartment In This Prestigious Gated Sovereign Harbour Development
- Spectacular Outer Harbour & English Channel Views From The Private Wrap-A-Round Terrace
- Spacious & Beautifully Presented Throughout
- Three Well Proportioned Double Bedrooms
- Principal Bedroom With En-Suite Shower Room/WC
- Bright Double Aspect Lounge/Dining Room With Direct Terrace Access
- Contemporary Fitted Kitchen With Quartz Worktops & Integrated Appliances
- Modern Family Bathroom/WC
- Large Private Terrace Ideal For Outdoor Dining & Entertaining
- Walking Distance To The Harbour, Beachfront, Bars, Restaurants & Local Amenities

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

Hallway
Radiator. Coved ceiling. Inset spotlights. Video entryphone handset. Airing cupboard housing hot water cylinder. Built-in cupboard with hanging rail.

Double Aspect Lounge/Dining Room
14'2 x 14'1 (4.32m x 4.29m)
Radiator. Television point. Coved ceiling. Wall lights. Double glazed windows & French doors to balcony & terrace.

Fitted Kitchen
13'0 x 7'5 (3.96m x 2.26m)
Wonderful range of fitted wall and base units. Quartz worktop with inset 1 & ½ bowl single drainer sink unit and mixer tap. Built-in electric induction hob with extractor cooker hood above and glass splashback. 'Eye' level built-in double oven. Integrated fridge/freezer, washing machine and dishwasher. Serving hatch with quartz display shelf to lounge. Inset spotlights. Double glazed window.

Bedroom 1
13'10 x 10'3 (4.22m x 3.12m)
Radiator. Coved ceiling. Inset spotlights. Double glazed window. Door to -

En-Suite Shower Room/WC
Suite comprising shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Extractor fan. Inset spotlights. Shaver point.

Bedroom 2
11'11 x 10'0 (3.63m x 3.05m)
Radiator. Double glazed window with glorious views of the outer harbour and English Channel.

Bedroom 3
13'2 x 7'3 (4.01m x 2.21m)
Radiator. Double glazed window with glorious views of the outer harbour and English Channel.

Modern Bathroom/WC
White suite comprising panelled bath with chrome mixer tap, shower attachment and shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Extractor fan. Inset spotlights. Heated towel rail.

Outside
The stunning private wrap-a-round terrace is laid to patio with external lighting, gated access to the side & rear and an area of decking. Truly stunning views of the outer harbour and English Channel can be appreciated from the terrace.

Parking
The flat has an allocated undercroft parking space.

EPC = C

Council Tax Band = E

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: £1648.07 paid half yearly
Harbour Charge: £401 per annum
Water Feature Charge: £338 per annum
Lease: 125 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.