



TOWN FLATS



📞 01323 416600

Leasehold



2 Bedroom



1 Reception



2 Bathroom

£279,950



2 Arequipa Reef, Eastbourne, BN23 5AG

A beautifully presented 2 bedroom ground floor apartment with stunning uninterrupted beach and sea views. Situated on the popular Sovereign Harbour North development the flat benefits from 2 double bedrooms, one with a refitted en-suite shower room/WC, further bathroom/WC and refitted kitchen with integrated appliances. The spacious lounge/dining room has French doors to a good sized balcony that provides the stunning sea views. The harbours bars and restaurants are within easy walking distance and an internal inspection comes highly recommended.



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Main Features

- Beautifully Presented Seafront Apartment
- 2 Bedrooms
- Ground Floor
- Lounge/Dining Room
- Sun Balcony With Stunning Uninterrupted Sea Views
- Fitted Kitchen
- En-Suite Shower Room/WC
- Modern Bathroom/WC
- Double Glazing
- Allocated Parking Space

Entrance

Communal entrance with security entry phone system. Ground floor private entrance door to -

Hallway

Built-in cupboard. Entryphone handset. Wood effect flooring.

Lounge/Dining Room

15'2 x 12'3 (4.62m x 3.73m)

Radiator. Coved ceiling. Television point. Wood effect flooring. Door to kitchen. Double glazed French Doors to -

Sun Balcony

13'7 x 7'6 (4.14m x 2.29m)

Laid to decking with glass balcony and stunning uninterrupted beach & sea views.

Fitted Kitchen

15'4 x 7'5 (4.67m x 2.26m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in 5 ring gas hob with frosted glass splashback. Extractor cooker hood. Built-in double oven. Integrated fridge/freezer, washing machine and dishwasher. Breakfast bar. Radiator. Wood effect flooring.

Bedroom 1

11'7 x 9'3 (3.53m x 2.82m)

Radiator. Coved ceiling. Fitted wardrobes. Television point. Telephone point. Wood effect flooring. Door to -

En-Suite Shower Room/WC

White suite comprising shower cubicle. Pedestal wash hand basin with mixer tap. Low level WC. Tiled walls. Inset spotlights. Chrome heated towel rail. Wood effect flooring.

Bedroom 2

10'8 x 8'10 (3.25m x 2.69m)

Radiator. Coved ceiling. Wood effect flooring. Double glazed window to front aspect.

Modern Bathroom/WC

White suite comprising panelled bath with chrome mixer tap and shower over. Low level WC. Pedestal wash hand basin with mixer tap. Tiled walls. Shaver point. Inset spotlights. Extractor fan. Chrome heated towel rail.

Parking

The flat has an allocated parking space.

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: Awaiting confirmation

Maintenance: £2,438 per annum

Harbour Charge: £345 per annum

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.