



# TOWN FLATS



01323 416600

Leasehold

Offers in excess of  
**£180,000**



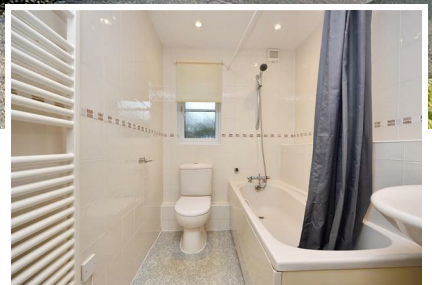
2 Bedroom



1 Reception



2 Bathroom



## 14 Eugene Way, Eastbourne, BN23 5BH

\*\*\*Guide Price £180,000-£200,000\*\*\*

A CHAIN FREE two bedroom ground floor apartment situated yards from the beachfront and with gated allocated parking. Forming part of the highly sought after Sovereign Harbour North development the flat provides well proportion accommodation comprising of two double bedrooms, the master having an en-suite shower room, a further bathroom and wonderful open plan lounge/dining room and fitted kitchen with integrated appliances. The harbours bars and restaurants are within comfortable walking distance and an internal inspection comes highly recommended.



[www.town-property.com](http://www.town-property.com)



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14 Eugene Way,  
Eastbourne, BN23 5BH

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## Main Features

- Well Presented Harbour Apartment
- 2 Bedrooms
- Ground Floor
- Lounge/Open Plan Fitted Kitchen
- 2 Juliette Balconies
- 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

Electric heater. Entryphone handset. Built-in cupboard with mirrored doors.

## Lounge/Open Plan Fitted Kitchen

16'9 x 10'3 (5.11m x 3.12m )

Electric heater. Television point. Double glazed French doors to Juliette balcony.

## Kitchen Area

11'10 x 9'9 (3.61m x 2.97m )

Range of fitted lightwood wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric hob and oven. Plumbing and space for washing machine. Space for upright fridge/freezer. Part tiled walls. Inset spotlights. Double glazed window.

## Bedroom 1

12'8 x 9'9 (3.86m x 2.97m )

Electric heater. Television point. Double glazed window to front aspect. Door to -

## En-Suite Shower Room/WC

White suite comprising corner shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Tiled walls. Heated towel rail. Inset spotlight. Extractor fan. Frosted double glazed window.

## Bedroom 2

13'1 x 7'8 (3.99m x 2.34m)

Electric heater. Double glazed French doors to Juliette balcony.

## Mordern Bathroom/WC

Suite comprising panelled bath with chrome mixer tap and shower over. Low level WC. Pedestal wash hand basin with mixer tap. Tiled walls. Heated towel rail. Airing cupboard housing hot water cylinder. Frosted double glazed window.

## Parking

The flat has a secure gated parking space.

EPC = C

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: £140 per annum**

**Maintenance: £591.82 per quarter**

**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.