TOWN FLATS

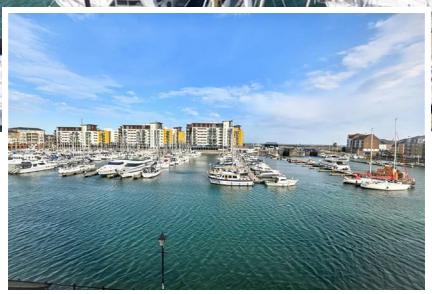
01323 416600

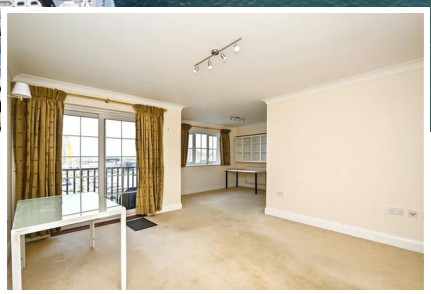
Leasehold

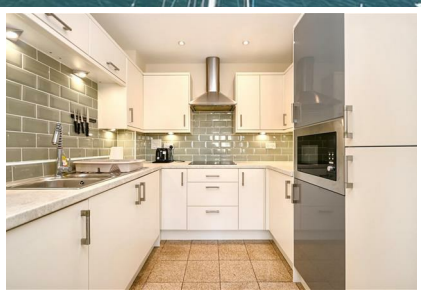
2 Bedroom | 1 Reception | 2 Bathroom

£179,950









16 Santos Wharf, Eastbourne, BN23 5UR

Set within the ever popular Sovereign Harbour development, this well presented second floor apartment enjoys stunning direct views over the inner harbour, with further views stretching out towards the sea. Offering bright and spacious accommodation, the property features an open plan lounge/dining area with access to a private balcony, alongside a modern fitted kitchen. Additional benefits include double glazing, a lift within the building and an secure undercroft parking space. The apartment comprises two generous double bedrooms, both with built in wardrobes, including a principal bedroom with en-suite, as well as a separate family bathroom. Ideally located just a short stroll from the harbour's array of restaurants, cafés and shops, this property presents an excellent opportunity for both homeowners and investors alike, and is offered to the market chain free for a straightforward purchase.

www.town-property.com info@townflats.com

Leasehold

16 Santos Wharf, Eastbourne, BN23 5UR

£179,950

Main Features

- Well Presented Second Floor Harbour Apartment
- 2 Bedrooms
- Lounge/Dining Room
- Sun Balcony With Stunning Direct Views Over The Inner Harbour Towards The Sea
- Fitted Kitchen With Integrated Appliances
- En-Suite Shower Room/WC
- Mobility Bathroom/WC
- Secure Undercroft Parking Space
- Double Glazing & Passenger Lift
- CHAIN FREE

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

Hallway
Radiator. Cupboard. Airing cupboard.

Lounge/Dining Room
20'2 x 16'9 (6.15m x 5.11m)
2 radiators. Opening to kitchen. Double glazed window to rear aspect. Double glazed doors to -

Sun Balcony
7'6 x 3'5 (2.29m x 1.04m)
With stunning views of the inner harbour & towards the sea.

Fitted Kitchen
7'9 x 7'7 (2.36m x 2.31m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in electric hob. Extractor cooker hood. Integrated microwave, fridge/freezer and washing machine. Tiled splashbacks.

Bedroom 1
11'2 x 8'11 (3.40m x 2.72m)
Radiator. Built-in wardrobe. Double glazed window to front aspect. Door to -

En-Suite Shower Room/WC
Suite comprising shower cubicle. Low level WC. Wash hand basin. Extractor fan. Radiator.

Bedroom 2
11'2 x 8'6 (3.40m x 2.59m)
Radiator. Built-in wardrobe. Double glazed window to front aspect.

Bathroom/WC
Suite comprising mobility bath with shower over. Low level WC. Wash hand basin. Extractor fan.

Parking
Secure Undercroft Parking Space.

EPC = D

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: £1141.13 paid half yearly
Harbour Charge: Approximately £400 per annum
Lease: 125 years from 2003. We have been advised of the lease term, we have not seen the lease

www.town-property.com | E. info@townflats.com | T. 01323 416600

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.