TOWN FLATS

01323 416600

Leasehold

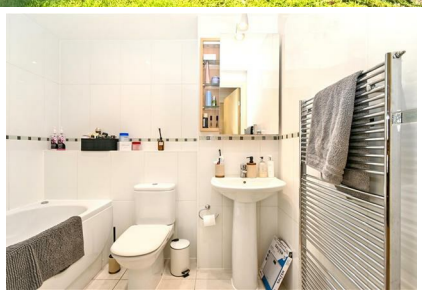
2 Bedroom | 1 Reception | 2 Bathroom

# £220,000









## 12 Caroline Way, Eastbourne, BN23 5AY

A bright and spacious two double bedroom first floor apartment, ideally situated in the highly sought after North Harbour area of Eastbourne, just a stone's throw from the beach. This well presented home offers generous and well balanced accommodation throughout, featuring a superb open plan lounge, dining, and kitchen area, perfect for both relaxing and entertaining. Large windows flood the space with natural light, creating a warm and inviting atmosphere. The property boasts two good sized double bedrooms, with the principal bedroom benefiting from a private en suite. A standout feature is the impressive sun balcony, providing an ideal spot to unwind and enjoy the coastal surroundings. Further advantages include a large garage, offering excellent storage or secure parking. Conveniently located, the apartment is within easy walking distance of local shops, cafes, and restaurants, making it perfect for those seeking a vibrant coastal lifestyle. Early viewing is highly recommended to fully appreciate everything this fantastic chain free property has to offer.

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## Main Features

- Bright & Spacious First Floor Harbour Apartment
- Two Well Proportioned Double Bedrooms
- Impressive Open Plan Lounge, Dining & Kitchen Area
- Generous Sun Balcony, Ideal For Relaxing
- Principal Bedroom With Private En-Suite Shower Room/WC
- Further Family Bathroom/WC
- Large Garage Offering Secure Parking Or Storage
- Sought After North Harbour Location In Eastbourne
- Just Moments From The Seafront & Beach
- CHAIN FREE & Within Walking Distance Of Shops, Cafés & Restaurants

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

## Hallway
Radiator. Entryphone handset. Storage cupboard.

## Open Plan Lounge/Dining Room/Fitted Kitchen
21'1 x 12'10 (6.43m x 3.91m )
2 Radiators. Electric fireplace. Double glazed window to side and rear aspects. Double glazed doors to sun balcony.

## Fitted Kitchen Area
8'10 x 6'6 (2.69m x 1.98m )
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset electric hob and extractor cooker hood. 'Eye' level double oven and microwave. Integrated fridge/freezer, dishwasher and washing machine. Double glazed window.

## Bedroom 1
12'9 x 10'0 (3.89m x 3.05m )
Radiator. Built-in wardrobe. Double glazed window. Door to -

## En-Suite Shower Room/WC
Suite comprising shower cubicle. Vanity unit with inset wash hand basin. Low level WC. Shaver point. Heated towel rail. Tiled walls and floor. Frosted double glazed window.

## Bedroom 2
11'6 x 7'10 (3.51m x 2.39m )
Radiator. Built-in wardrobe. Double glazed window.

## Modern Bathroom/WC
Suite comprising panelled bath with chrome mixer tap and shower attachment. Low level WC. Pedestal wash hand basin with mixer tap. Heated towel rail. Extractor fan. Tiled walls and floor.

## Parking
Garage with up & over door and power.

## 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: £125.67 paid half yearly**
**Maintenance: £2297.63 per annum**
**Harbour Charge: £401.32 per annum**
**Lease: 150 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.