

Leasehold



2 Bedroom



1 Reception



2 Bathroom

£214,950



16 St. Kitts Drive, Eastbourne, BN23 5TL

An extremely well presented two bedroom ground floor apartment situated on the popular Sovereign Harbour development. Offering spacious and light & airy accommodation the flat benefits from two double bedrooms, one with a wonderful refitted en-suite shower room, fitted kitchen with integrated appliances, further bathroom and double aspect lounge providing access to the sun balcony. Further benefits include double glazing, gas central heating and an allocated parking space. The harbours bars & restaurants and Eastbourne's beachfront are all within comfortable walking distance.



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Main Features

- Purpose Built
- 2 Bedrooms
- Ground Floor
- Double Aspect Lounge
- Sun Balcony
- Fitted Kitchen
- En-Suite Shower Room
- Modern Bathroom
- Double Glazing & Gas Central Heating
- Allocated Parking Space

Entrance
Communal entrance with security entryphone system. Ground floor private entrance door to –

Hallway
Radiator. Coved ceiling. Telephone point. Built-in cupboard with hanging rail. Airing cupboard housing boiler. Wood effect flooring.

Double Aspect Lounge
16'8 x 14'8 (5.08m x 4.47m)
Radiator. Television point. Wall lights. Coved ceiling. Wood effect flooring. Double glazed window to side aspect. French doors to sun balcony.

Fitted Kitchen
Modern range of fitted wall and base units. Worktop with inset one and a half bowl single drainer sink unit with mixer tap. Built-in gas hob with electric oven. Stainless steel splash back and extractor cooker hood. Integrated fridge/freezer, washing machine and dishwasher. Tiled walls. Tiled floor. Inset spotlights. Radiator. Double glazed window.

Bedroom 1
12'2 x 12' (3.71m x 3.66m)
Radiator. Television point. Built-in double wardrobe. Double glazed window with views of the water feature. Door to –

Luxury En-Suite Shower Room
8'7 x 5'2 (2.62m x 1.57m)
Suite comprising shower cubicle. Vanity unit with inset wash hand basin, chrome mixer tap, cupboards below and display shelf. Low level WC with concealed cistern. Radiator. Part tiled walls. Inset spotlights. Extractor fan. Anti-mist mirror. Frosted double glazed window.

Bedroom 2
13'9 x 10'1 (4.19m x 3.07m)
Radiator. Double glazed window to front aspect.

Bathroom/WC
7'1 x 6'2 (2.16m x 1.88m)
White suite comprising panelled bath with mixer tap, shower attachment and shower screen. Low level WC. Pedestal wash hand basin with chrome mixer tap. Part tiled walls. Shaver point. Radiator. Inset spotlights. Extractor fan.

Parking
The flat has an allocated parking space to the front.

EPC = C.

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: £180 per annum.
Maintenance: Approximately £675 half yearly which includes building insurance PLUS £212 per annum water feature charge PLUS £262 per annum harbour charge.
Lease: Awaiting confirmation.

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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.