



TOWN FLATS



01323 416600

Leasehold

Guide Price

£235,000-£245,000

 2 Bedroom  1 Reception  2 Bathroom



Flat 9, 14 San Diego Way, Eastbourne, BN23 5BG

*** GUIDE PRICE £235,000 to £245,000 ***

A well presented 2 bedroom top (3rd) floor apartment with stunning beach and sea views. Situated on the popular Sovereign Harbour North development the apartment benefits from 2 double bedrooms, the master having an en-suite and the second a 'Jack & Jill' bathroom/WC, fitted open plan kitchen with integrated appliances, double glazing and electric heating. The sun balcony is accessed off the lounge & bedroom and provides glorious views of the sea. The flat also has a lock-up garage. The harbours bars and restaurants are within comfortable walking distance and an internal inspection comes highly recommended.

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

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Eastbourne, BN23 5BG

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Main Features

- Well Presented Beachfront Apartment With Stunning Sea Views
- 2 Bedrooms
- Top (3rd) Floor
- Lounge Leading To Sun Balcony
- Open Plan Fitted Kitchen
- En-Suite Shower Room/WC
- Modern 'Jack & Jill' Bathroom/WC
- Double Glazing
- Electric Heating
- Garage

Entrance

Communal entrance with security entry phone system. Stairs to top (3rd) floor private entrance door to -

Hallway

Electric heater. Loft access (not inspected). Inset spotlights. Built-in cupboard.

Lounge

18'9 x 10'10 (5.72m x 3.30m)

Wall mounted electric fire. Television point. Electric heater. Inset spotlights. Double glazed patio doors to -

Sun Balcony

With stunning views towards the sea.

Open Plan Fitted Kitchen

10'3 x 6'9 (3.12m x 2.06m)

Range of fitted white wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob with stainless steel extractor cooker hood. Integrated fridge/freezer, washing machine and dishwasher. Part tiled walls. Tiled floor. Inset spotlights. Double glazed window.

Bedroom 1

13'8 x 9'6 (4.17m x 2.90m)

Electric radiator. Fitted wardrobe. Double glazed patio door to sun balcony. Door to -

En-Suite Shower Room/WC

Suite comprising shower cubicle. Vanity unit with inset wash hand basin, mixer tap and cupboard under. Low level WC with concealed cistern. Part tiled walls. Tiled floor. Heated towel rail. Inset spotlights.

Bedroom 2

9'11 x 8'10 (3.02m x 2.69m)

Electric heater. Built-in double wardrobe. Double glazed French doors to Juliette balcony. Door to 'Jack & Jill' bathroom/WC.

Jack & Jill Bathroom/WC

White suite comprising panelled bath with chrome mixer tap and shower attachment. Vanity unit with inset wash hand basin, chrome mixer tap and cupboard below. Low level WC with concealed cistern. Heated towel rail. Airing cupboard housing hot water cylinder. Extractor fan. Frosted double glazed window.

Parking

The flat has a lock-up garage with up & over door.

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: £566 paid quarterly

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.