

Leasehold

 2 Bedroom

 1/2 Reception

 2 Bathroom

**£325,000**



## Flat 8, 12 San Diego Way, Eastbourne, BN23 5BG

Spectacular views of the sea across to Coorden and Hastings can be enjoyed from this superb top (4th) floor apartment that forms part of the gated Chatsworth Strand development in the North marina. Presented to a high standard, the flat is notable for the 28' approx. x 14' approx. sitting/dining room which has an adjoining balcony that also serves the Master bedroom. Another unique feature is the 33' x 14' tandem garage and the general presentation is excellent throughout. Fitted bedroom furniture has been added to the master bedroom and this is complimented by an en suite shower room/wc. Bedroom two is served by a Jack and Jill en suite bathroom/wc whilst the modern kitchen has mostly integrated appliances included. The marina waterfront cafes and restaurants are within close walking distance whilst The Crumbles shopping complex is also nearby. Eastbourne town centre is approximately three miles distant and the apartment is being sold CHAIN FREE.



Flat 8, 12 San Diego Way, Eastbourne, BN23 5BG

**£325,000****Main Features**

- Purpose Built Flat
- Top (4th) Floor
- 2 Double Bedrooms
- Sitting/Dining Room
- Open Plan Kitchen
- En-Suite Shower Room/WC to Master Bedroom
- Jack & Jill Bathroom/WC
- Large Balcony With Stunning Views
- Tandem Garage & Visitors Parking
- CHAIN FREE

**Entrance**

Gated development with communal front door to entry phone system.

**Staircase & Passenger Lift to Top (4th) Floor**

Door to-

**Entrance Hallway**

Airing cupboard. Store/Coats cupboard. Wood laminate flooring.

**Sitting/Dining Room**

28'10 max x 14'04 (8.79m max x 4.37m)

Wall mounted electric radiators. Wood laminate flooring. Double glazed window to rear aspect. Sliding double glazed tilt and turn doors to large balcony. Further double doors to Juliette balcony.

**Open Plan Kitchen**

10'0 max x 9'01 max (3.05m max x 2.77m max)

Range of units comprising bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Inset five ring induction hob and electric oven under. Integrated fridge, freezer, dishwasher and washing machine and further space and plumbing for under count fridge and freezer. Range of wall mounted units and extractor. Wood laminate flooring. Double glazed window to rear aspect.

**Master Bedroom**

12'01 x 10'02 (3.68m x 3.10m)

Wall mounted electric radiator. Fitted wardrobes. Carpets. Sliding patio doors to large balcony.

**En-Suite Shower Room/WC**

Fully tiled shower cubicle with wall mounted shower. Wall mounted wash hand basin and mixer tap. Low level WC set in vanity unit. Radiator. Tiled flooring. Part tiled walls. Shaver point. Frosted double glazed window.

**Bedroom 2**

11'06 x 8'11 (3.51m x 2.72m)

Wall mounted electric radiator. Carpet. Double glazed window to rear aspect. Access to-

**Jack & Jill Bathroom/WC**

Suite comprising panelled bath with mixer tap and shower attachment. Low level WC. Wall mounted wash hand basin and mixer tap with vanity unit under. Radiator. Tiled flooring. Part tiled walls. Airing cupboard. Door to Hallway and Bedroom 2.

**Tandem Garage**

33'01 x 14'07 (10.08m x 4.45m)

With up and over door, meter cupboards and electric light and power supply.

**Visitor Parking**

A number of visitor spaces exist in the car park.

**Agents Note:**

There is a harbour charge of £261.80 per annum.

**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: £140 per annum.****Maintenance: £556.28 per 3 months.****Lease: 107 years remaining. We have been advised of the lease term, we have not seen the lease.**