TOWN FLATS

01323 416600

Leasehold

2 Bedroom | 1 Reception | 2 Bathroom

Guide Price
£255,000 - £265,000









Flat 21, 29 Eugene Way, Eastbourne, BN23 5BH

GUIDE PRICE £255,000 to £265,000
An extremely well presented 2 bedroom larger design seafront apartment with stunning uninterrupted sea views. Enviably situated on the North Harbours beach front, the flat benefits from 2 double bedrooms, the master having an en-suite shower room and access to the balcony, further Jack & Jill bathroom, refitted kitchen with integrated appliances, a spacious lounge with separate dining area that again open to the balcony. Further benefits include double glazing, electric heating and secure gated allocated parking. The harbours bars and restaurants are within easy walking distance. An internal inspection comes highly recommended.

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Main Features

- Extremely Well Presented Beachfront Apartment
- 2 Bedrooms
- First Floor
- Lounge/Dining Room
- Sun Balcony Providing Stunning Uninterrupted Sea Views
- Fitted Kitchen With Integrated Appliances
- Modern Jack & Jill Bathroom/WC
- En-Suite Shower Room/WC
- Double Glazing & Electric Heating
- Secure Gated Allocated Parking Space

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

Hallway
Electric heater. Wall lights. Built-in cupboard. Wood effect flooring.

Lounge/Dining Room
16'8 x 15'9 / 12'2 x 9'7 (5.08m x 4.80m / 3.71m x 2.92m)
Electric radiators. Inset spotlights. Television point. Double glazed window and door to Juliette balcony. Further patio doors to -

Sun Balcony
With glass balustrade and stunning beach & sea views.

Fitted Kitchen
12'8 x 10'1 (3.86m x 3.07m)
Range of refitted white high gloss wall and base units. Worktop with inset single drainer ceramic sink unit and mixer tap. Built-in electric oven and hob. Built-in microwave. Integrated fridge/freezer and dishwasher. Plumbing and space for washing machine. Part tiled walls. Double glazed window.

Bedroom 1
11'11 x 9'11 (3.63m x 3.02m)
Electric radiator. Fitted wardrobes and overhead storage. Further fitted cupboard. Double glazed patio doors to sun balcony with stunning uninterrupted sea views. Door to -

En-Suite Shower Room/WC
White suite comprising shower cubicle. Vanity unit with wash hand basin, mixer tap and cupboard below. Low level WC with concealed cistern. Chrome heated towel rail. Inset spotlights.

Bedroom 2
9'1 x 8'8 (2.77m x 2.64m)
Electric radiator. Built-in wardrobe Double glazed French doors to Juliette balcony. Door to Jack & Jill bathroom/WC.

Modern Jack & Jill Bathroom/WC
White suite comprising panelled bath with chrome mixer tap and shower attachment. Low level WC. Vanity unit with inset wash hand basin, chrome mixer tap and cupboard below. Tiled walls. Electric radiator. Airing cupboard housing hot water cylinder. Frosted double glazed window.

Parking
The flat has a secure gated allocated space.

EPC = C

Council Tax Band = E

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: £824 per quarter
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.