



# TOWN FLATS



☎ 01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

## Guide Price

## £170,000 - £190,000



### 1 Montague Court, Santa Cruz Drive, Eastbourne, BN23 5TA

**\*\*GUIDE PRICE £170,000 to £180,000\*\***

Superbly presented, stylish and well proportioned purpose built ground floor flat in the South Harbour of Eastbourne. Within easy reach of the Harbours shopping facilities and restaurant as well as a short walk to the beach. Tastefully decorated, newly carpeted, double glazing, new combi boiler and a larger than ordinary allocated parking space. Early viewing comes highly recommended to avoid disappointment.



[www.town-property.com](http://www.town-property.com)



[info@townflats.com](mailto:info@townflats.com)

1 Montague Court,  
Santa Cruz Drive,  
Eastbourne, BN23 5TA

**Guide Price**  
**£170,000 - £190,000**

## Main Features

- Well Presented South Harbour Apartment
- 1 Bedroom
- Ground Floor
- Lounge
- Fitted Kitchen
- Bathroom/WC
- Double Glazing
- Newly Carpeted & New Combi Boiler
- Allocated Parking Space

## Entrance

Communal entrance with security entry phone system. Private entrance door to -

## Hallway

Entryphone handset. Radiator.

## Double Aspect Lounge

13'8 x 12'7 (4.17m x 3.84m )

Radiator. Double glazed windows to side and front aspects.

## Fitted Kitchen

8'9 x 5'10 (2.67m x 1.78m )

Opening from the lounge. Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit. Inset gas hob & electric oven under. Extractor cooker hood. Plumbing and space for washing machine. Integral fridge/freezer. Combi boiler. Double glazed window to side aspect.

## Bedroom

12'3 x 11'5 (3.73m x 3.48m )

Radiator. Fitted wardrobe. Double glazed window to side aspect.

## Bathroom/WC

Suite comprising panelled bath with shower over. Low level WC. Wash hand basin. Storage cupboard. Radiator. Double glazed window to side aspect.

## Outside

Allocated parking space (N).

EPC = C

Council Tax Band = B

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: £250 per annum**

**Maintenance: £2100 per annum PLUS harbour charge approximately £300 per annum**

**Lease: Remainder of 999 year lease. We have been advised of this, we have not seen the lease**

[www.town-property.com](http://www.town-property.com) | E. [info@townflats.com](mailto: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.