



HOME + CASTLE
ESTATE AGENTS

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new
instruction



Viking Way, Eastbourne, BN23 6UF

Leasehold | Flat | 2 Bedrooms

HOME + CASTLE are pleased to present this lovely two bedroom, ground floor flat within a gated community. The property offers a private terrace which leads onto the communal gardens. Close to local shops and sovereign harbour this property is in a prime location. Vendor suited.

FOR SALE
LEASEHOLD
£175,000

Location

Within approximately a mile from the property you will find sovereign harbour. The area is a great location for restaurants, cafe's and walks along the quay side. The adjoining Sovereign Harbour Retail Park which offers excellent shopping with brands including TK maxx Boots, Next and ASDA supermarket. Eastbourne town centre and train station is 2.5 miles away and has further shopping opportunities and transport links.

Approach

From the car park a path leads through to the communal gardens with paved pathway to communal door. The flat door is located with the well maintained communal entrance way.

Open plan space 20'8" x 15'8" (6.3 x 4.8)

Entrance hall, entryphone

Kitchen space

Range of wall and floor units finished in white cabinetry and black worktop, one and half bowl sink. Space for fridge, freezer, cooker and washing machine.

Living space

Electric fireplace with tiled breast. Electric heater, fitted carpet and sliding double glazed doors onto the decking area.

Hallway airing cupboard

Bedroom One 9'6" x 14'9" (2.9 x 4.5)

Light room with a double glazed window to side aspect. Electric heater and carpet.

Bedroom Two 9'7" x 11'9" (2.94 x 3.6)

Double glazed window, electric heater. Pendant light and carpet.

Bathroom 6'2" x 5'10" (1.9 x 1.8)

Tiled walls, pedestal basin, toilet and paneled bath with electric shower. Electric towel radiator, vinyl flooring and extractor fan.

Decked area 5'2" x 15'8" (1.6 x 4.8)

Comunal gardens

Opposite the property is a brick built building which is available for occupiers to use for bike storage. A generous lawn area wrap around the property and is bordered by matures trees and shrubs.

Additional information

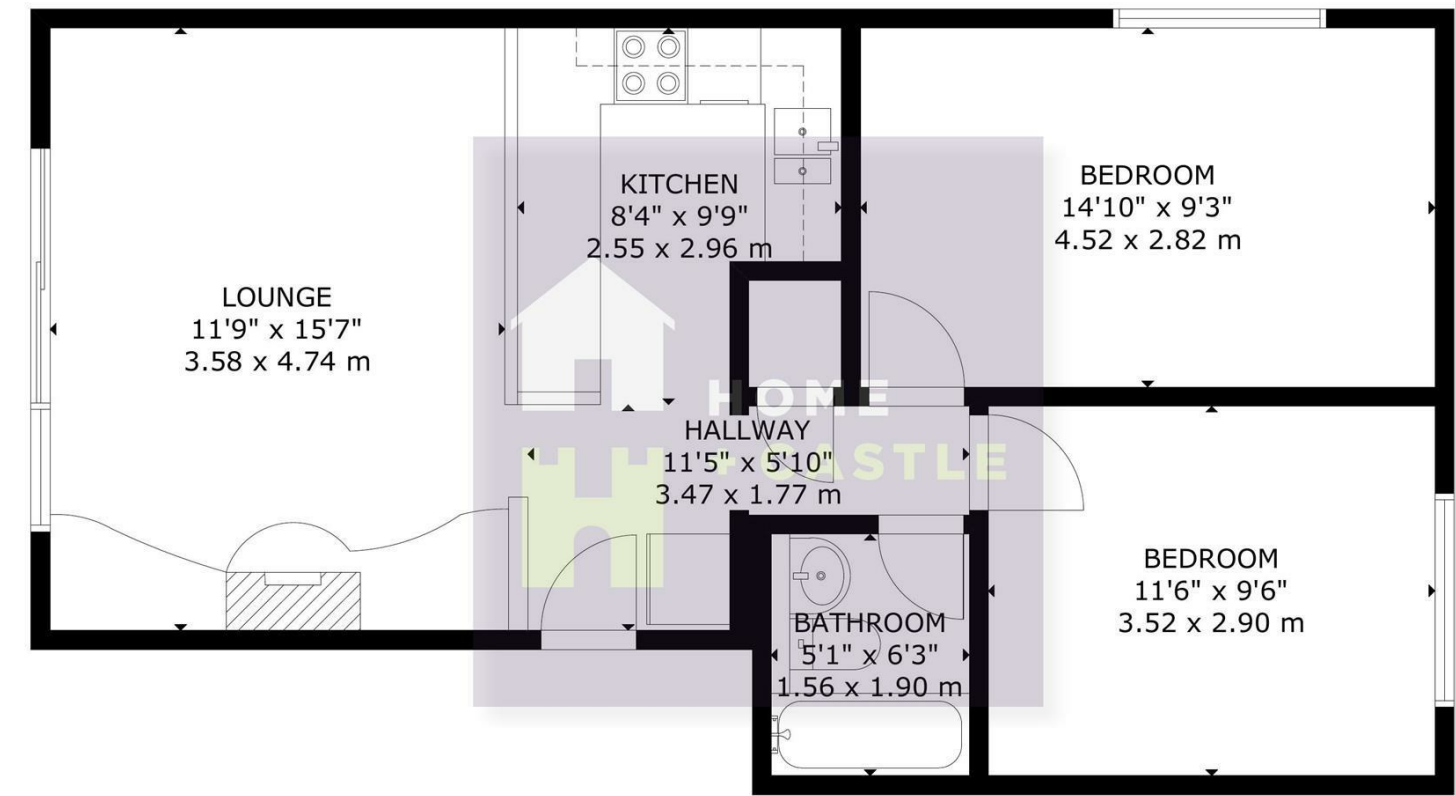
Epc: D

Council tax band: A

Maintenance charge: £1600 per annum

Lease: 91 years

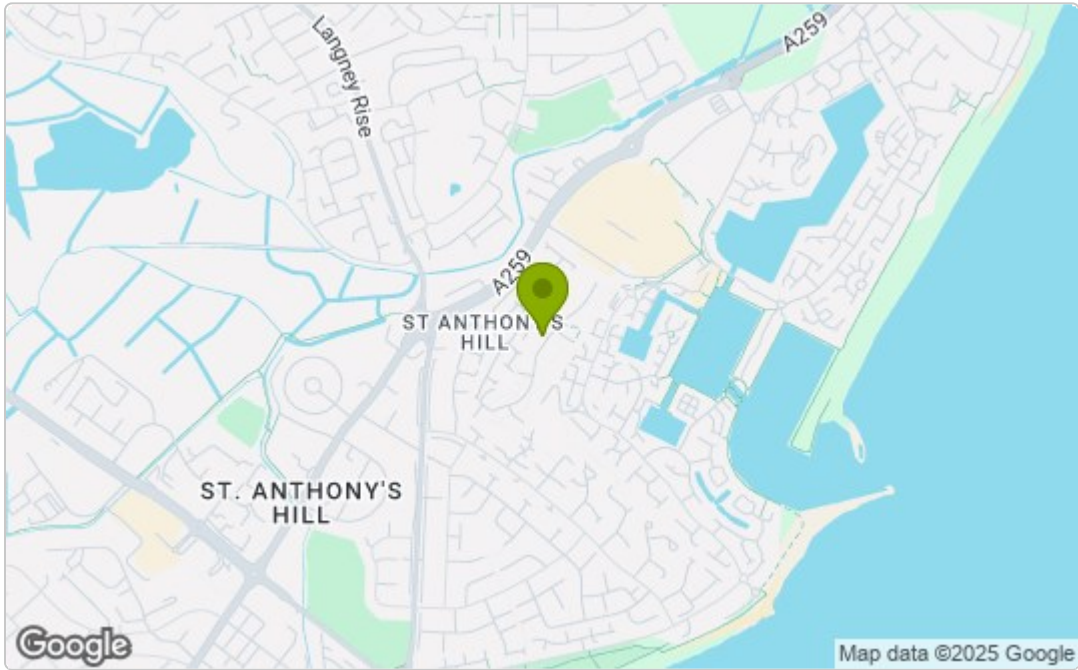
Floor Plan



FLOOR 1

GROSS INTERNAL AREA
TOTAL: 58 m²/620 sq ft
FLOOR 1: 58 m²/620 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

