



BROOK GAMBLE



Flat 18, 12 San Diego Way, Sovereign Harbour, Eastbourne, BN23 5BG

£269,950

Boasting STUNNING PANORAMIC DIRECT SEAFRONT VIEWS, this beachfront, two bedroom purpose built apartment is situated in a gated development in Eastbourne's Sovereign Harbour North development. With a LARGE SEA FACING BALCONY, further benefits also include an en suite shower room and a separate en suite Jack 'n' Jill bathroom and allocated parking space. Sovereign Harbour's restaurants, cafes and bars are just a short walk away, as is The Crumbles Retail Park. Being offered to the market CHAIN FREE, viewing is highly recommended. Sole Agents.

Communal front door, with entryphone, to:

Communal Entrance Hall

Stairs and lift to:

First Floor Landing

Private front door to:

Entrance Hall



Entryphone handset. Cloaks cupboard. Airing cupboard housing insulated cylinder with slatted shelving above. Storage cupboard. Wall mounted panel heater. Wall lights. Wood effect laminate flooring. Double doors to:

Lounge/Dining Room 18'2" x 10'7" (5.54m x 3.23m)



(Measurements exclude double door recess). Two panel heaters. inset ceiling spotlights. Wood effect laminate flooring. uPVC double glazed patio doors to sun balcony with stunning panoramic sea views. Open plan to:

Kitchen 10'7" x 8'9" (3.23m x 2.67m)



Single drainer one and a half bowl sink unit with mixer tap and cupboard below. Further drawer and base units with work surfaces over and incorporating four ring electric hob with electric oven below and cooker hood above. Space and plumbing for washing machine. Space and plumbing for dishwasher. Space for fridge freezer. Wall units. Part tiling to walls. Inset ceiling lights. Tiled floor. uPVC double glazed window to front.

Bedroom 1 12'2" x 10'3" (3.71m x 3.12m)



Wall mounted electric heater. Wood effect laminate flooring. uPVC double glazed patio doors to sun balcony with stunning panoramic sea views. Door to:

En Suite Shower Room



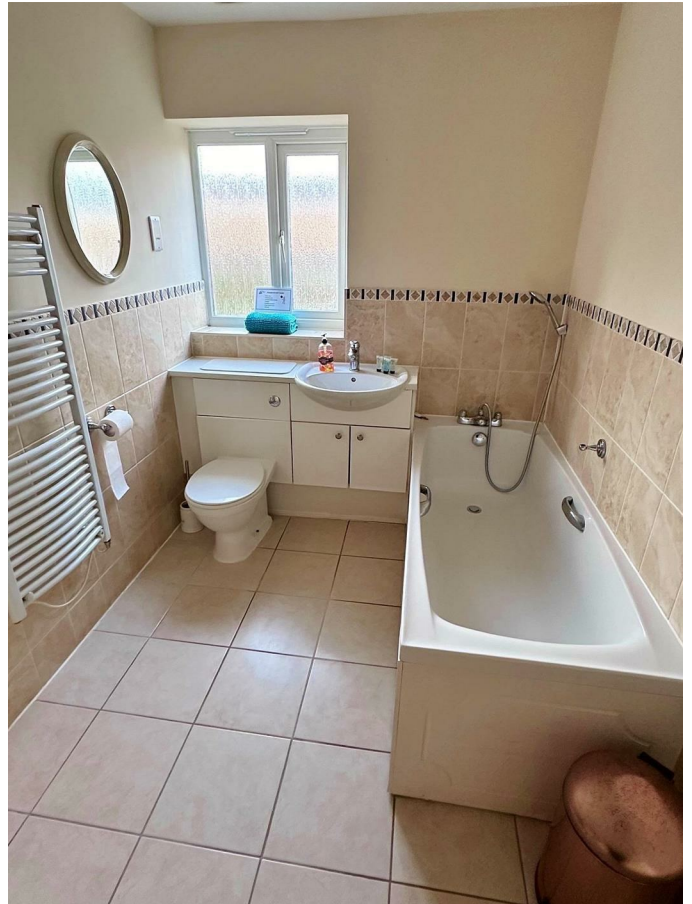
Tiled shower cubicle with wall mounted shower unit and glazed screen. Low level WC. Wash basin inset into vanity unit. Heated towel rail. Part tiling to walls. Inset ceiling spotlights. Tiled floor. Frosted uPVC double glazed window.

Bedroom 2 11'9" max x 10'9" (3.58m max x 3.28m)



(Measurements include depth of built-in wardrobe cupboard). Built-in wardrobe cupboard. Electric heater. Wood effect laminate flooring. uPVC double glazed double doors to Juliet balcony. Door to:

Jack 'n' Jill Bathroom



Panelled bath with mixer tap and hand held shower attachment. Low level WC. Wash basin inset into vanity unit. Heated towel rail. Extractor fan. Part tiling to walls. Tiled floor. Frosted uPVC double glazed window and door to entrance hall.

Other Information

Council Tax Band E

The Vendor has advised us of the following information:

Lease: 105 years remaining

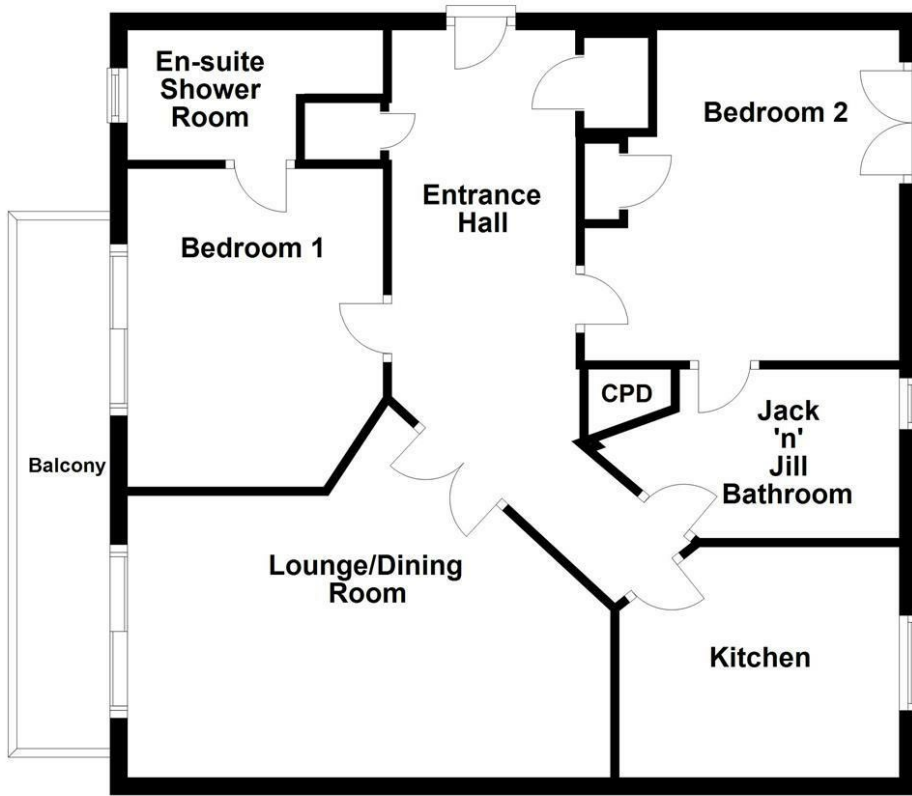
Service Charge: £808.00 per quarter

Ground Rent: 150.00 per annum

Harbour Charge: £200.00 per annum

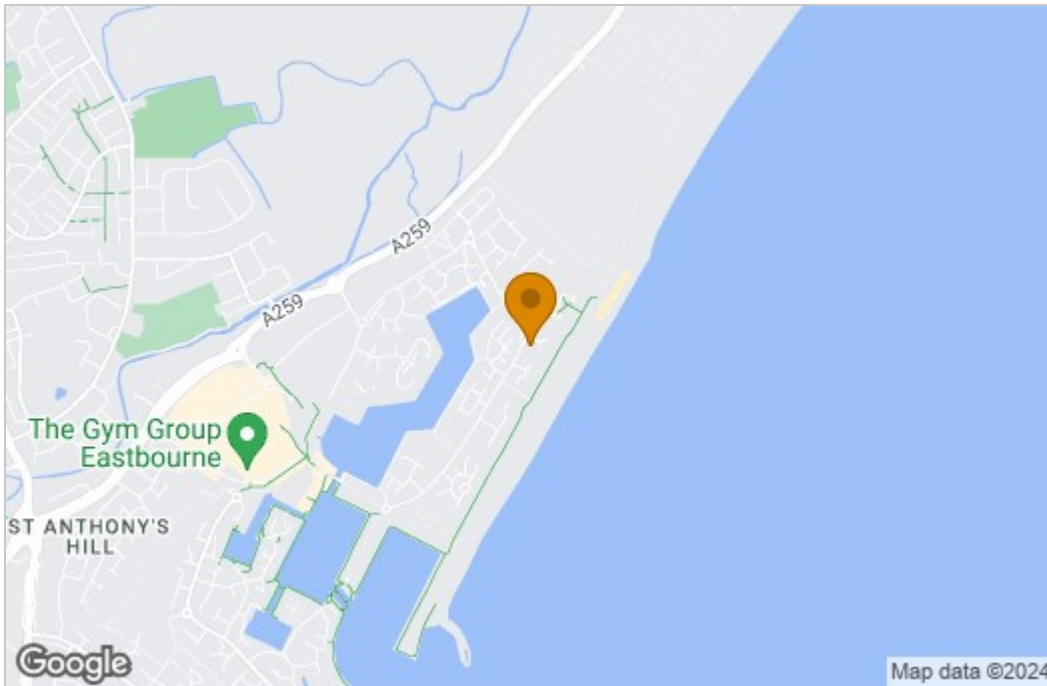
Floor Plan

First Floor Apartment

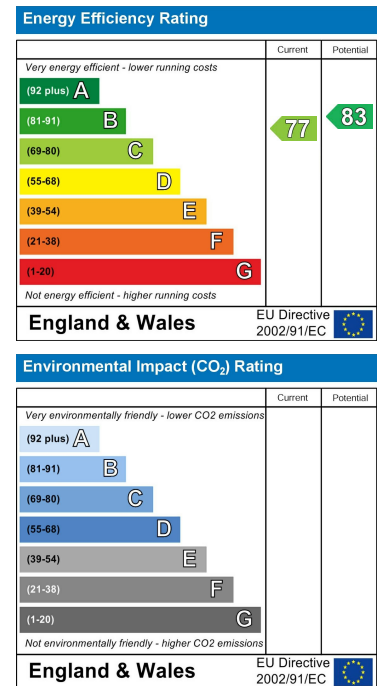


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.