



BROOK GAMBLE



4 Santos Wharf, Eastbourne, BN23 5UR

£285,000

Brook Gamble are delighted to be offering an EXTREMELY WELL PRESENTED TWO BEDROOM PURPOSE BUILT GROUND FLOOR APARTMENT located in THE MUCH SOUGHT AFTER SOVEREIGN HARBOUR SOUTH. Having an IDYLIC POSITION OVERLOOKING THE INNER HARBOUR, WITH SPECTACULAR VIEWS FROM YOUR PRIVATE SUN TERRACE. Other benefits include a MASTER BEDROOM WITH EN SUITE SHOWER ROOM, SPACIOUS, TASTEFULLY DECORATED LOUNGE/DINING ROOM, MODERN FITTED KITCHEN, SECURE UNDERGROUND PARKING and the property is being offered CHAIN FREE. Sole Agents.

Communal front door, with security entryphone system, to:

Communal Entrance Hall

Private front door to:

Entrance Hall

Security entryphone handset. Storage cupboard with hanging rail, shelving above and housing consumer unit. Cupboard housing Jet Range hot water cylinder with shelving above. Radiator. Ceiling coving. Recessed ceiling spotlights. Laminate wood flooring.

**Lounge/Dining Room lounge area 14'3" x 12'3"
dining area 18'8" x 11'8" (lounge area 4.34m x 3.73m dining area 5.69m x 3.56)**



Television aerial point. Satellite television point. BT point. Two radiators. Double glazed window to rear aspect overlooking sun terrace. Double glazed sliding patio doors leading to:

Sun Terrace



Delightful southerly facing terrace with fantastic views of the inner harbour, across to the sea. Enclosed by brick wall.

Kitchen 8'1" x 8'0" (2.46m x 2.44m)



Fitted with a range of white gloss fronted wall and base units with under counter lighting. One and a half bowl sink unit with mixer tap. Tiled splashback. Complementary work surface. Four ring electric hob with extractor hood above and electric oven below. Space for upright fridge freezer. Fitted Indesit washing machine. Integrated wine rack. Recessed ceiling spotlights.

Master Bedroom with En Suite 13'1" x 11'5" (3.99m x 3.48m)



Range of built-in furniture including wardrobe, chest of drawers and dressing table. Two further built-in wardrobes, both with hanging rails. Radiator. Double glazed window to front aspect. Door to:

En Suite Shower Room



White suite comprising walk-in shower cubicle with wall mounted Mira shower, shower attachment and riser rail and concertina sliding doors, wash hand basin inset into vanity unit and low level WC. Shaver point. Extractor fan unit. Radiator.

Bedroom 2 13'1" x 9'1" (3.99m x 2.77m)



Fitted wardrobes with hanging rail, shelving above and fitted mirror. Radiator. Ceiling coving. Double glazed window to front aspect.

Shower Room



Large walk-in shower cubicle with wall mounted Mira electric shower, shower attachment and riser rail. Low level WC. Wash hand basin with mixer tap. Shaver point. Extractor fan unit. Radiator. Fully tiled walls. Tiled flooring.

Parking

The property enjoys the benefit of a secure allocated parking space.

Other Information

Council Tax Band D

Total floor area 71 square metres

The Vendor has advised us of the following information:

Lease: 125 years with 104 years remaining

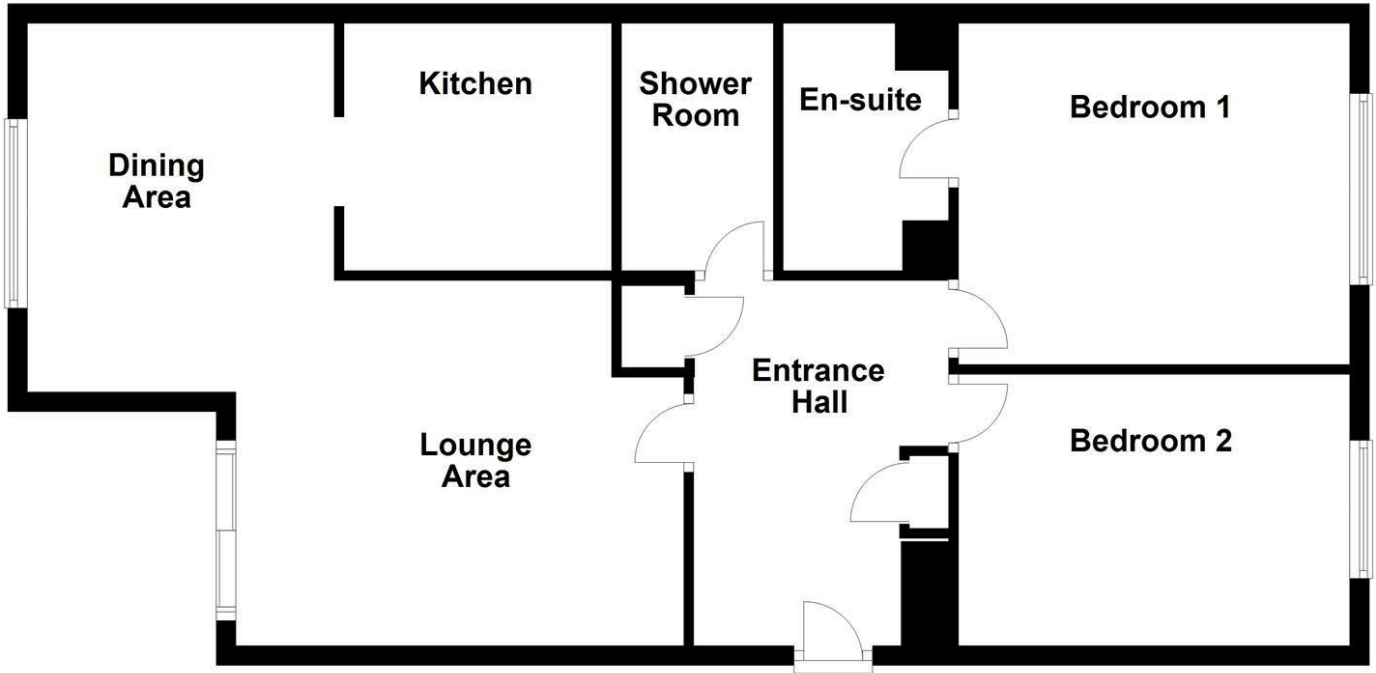
Maintenance charge: £2223.00 per annum

Ground rent: £180.00 per annum

Harbour charge: £340.00 per annum

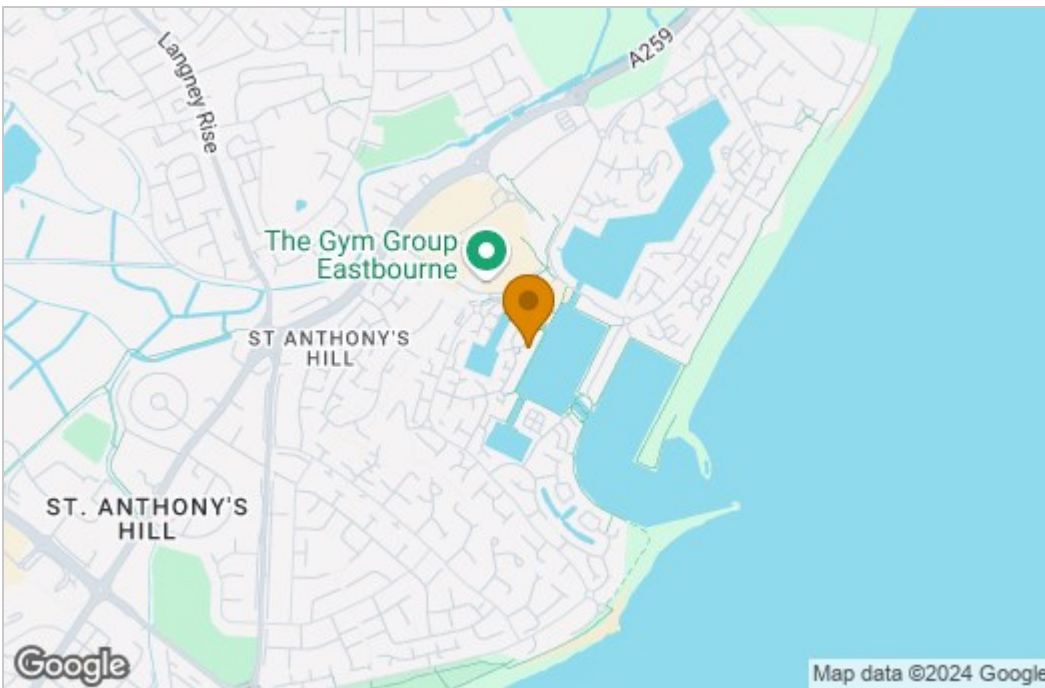
Floor Plan

Ground Floor Apartment

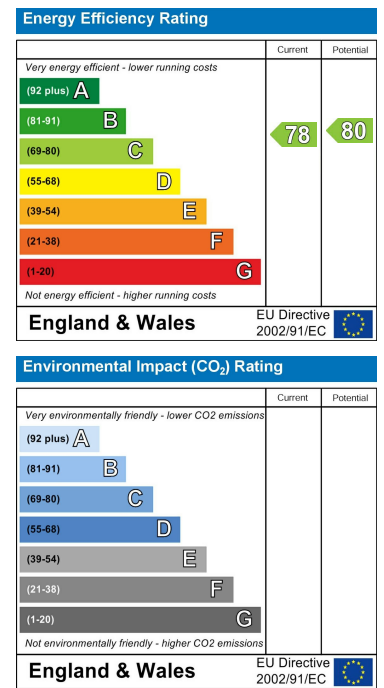


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used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