



BROOK GAMBLE



65 Santa Cruz Drive, Eastbourne, BN23 5TA

£365,000

Welcome to Santa Cruz Drive, Eastbourne - a CHARMING TOWNHOUSE with its own BERTH that offers a perfect blend of comfort and style. This delightful property boasts THREE BEDROOMS, including a LUXURIOUS MASTER BEDROOM WITH ITS OWN EN SUITE SHOWER ROOM. One of the highlights of this house is the STUNNING INNER HARBOUR VIEWS that can be enjoyed from the balcony and main bedroom. This property is CHAIN FREE AND VACANT, making it ready for you to move in and make it your own without any delays. Whether you're looking for A PEACEFUL RETREAT or a place to entertain friends and family, this townhouse offers the perfect setting for both. Also offering an UNDERCOVER CAR PORT, KITCHEN WITH APPLIANCES. As mentioned the property also has its OWNED BERTH for boating enthusiasts that has secure access, with power and water facilities.

Accommodation comprising

Double glazed front door to:

Entrance Hall

Under stairs storage cupboard. Radiator. Ceiling coving. Stairs rising to first floor landing.

Ground Floor Cloakroom

Low level WC. Wash hand basin. Radiator. Ceiling coving. Tiled floor. Double glazed window to front aspect.

Kitchen 10'11" x 9'6" (3.33m x 2.90m)

Fitted with a range of wall and base units. One and a half bowl sink unit with mixer tap. Complementary work surface. Inset four ring electric hob with extractor hood above. Fitted electric oven. Fitted microwave oven. Tiled splashback. Space and plumbing for fitted dishwasher. Space and plumbing for washing machine. Space for upright fridge freezer. Wall mounted gas central heating boiler. Ceiling coving. Tiled floor.

Dining Room 11'10" x 10'1" (3.61m x 3.07m)

Newly fitted carpet. BT phone point. Radiator. Ceiling coving. Double glazed doors to:

Conservatory 10'2" x 9'7" (3.10m x 2.92m)

Fitted blinds. Electric wall light point. Double glazed door leading onto garden.

First Floor Landing

Radiator. Ceiling coving. Stairs rising to second floor landing. Double glazed window to rear aspect.

Lounge 17'0" x 10'4" (5.18m x 3.15m)

Newly fitted carpet. Radiator. Ceiling coving. Double glazed window to front aspect. Double glazed doors leading onto:

Balcony

Overlooking boards and yachts at the inner harbour.

Bedroom 2 10'1" x 9'5" (3.07m x 2.87m)

Radiator. Ceiling coving. Double glazed window to rear aspect.

Second Floor Landing

Cupboard housing hot water cylinder with shelving above. Radiator. Hatch to loft. Double glazed window to rear aspect.

Master Bedroom with En Suite 11'7" x 10'2" (3.53m x 3.10m)

Range of built-in wardrobes with sliding mirror doors. Radiator. Ceiling coving. Double glazed window to front aspect overlooking the inner harbour yachts and boats. Door to:

En Suite Shower Room

Walk-in shower cubicle with wall mounted Mira electric shower, riser rail and shower attachment. Tiled splashback. Low level WC. Wash hand basin.

Radiator. Extractor fan. Wall light point. Double glazed window to front aspect.

Bedroom 3 10'5" x 8'1" (3.18m x 2.46m)

Radiator. Ceiling coving. Double glazed window to rear aspect.

Family Bathroom

Fitted with a white suite comprising bath with mixer tap and wall mounted Mira shower with riser rail and attachment over, low level WC and wash hand basin. Tiled splashback. Extractor fan. Radiator. Ceiling coving. Wall light point.

Outside

The property enjoys the benefits of front and rear gardens. The front garden is laid to shingle for low maintenance. There is an outside water tap.

The rear garden is laid to patio with flower beds to borders. Enclosed by brick wall and timber fencing.

The property boasts a car port providing off road parking for one vehicle.

The property also has its own private Berth for boat owners, attached to the deeds to the property. It has power, and water and is only accessible via secure access points for Berth owners. Photos are shown in our gallery.

Berth

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Other Information

Council Tax Band E

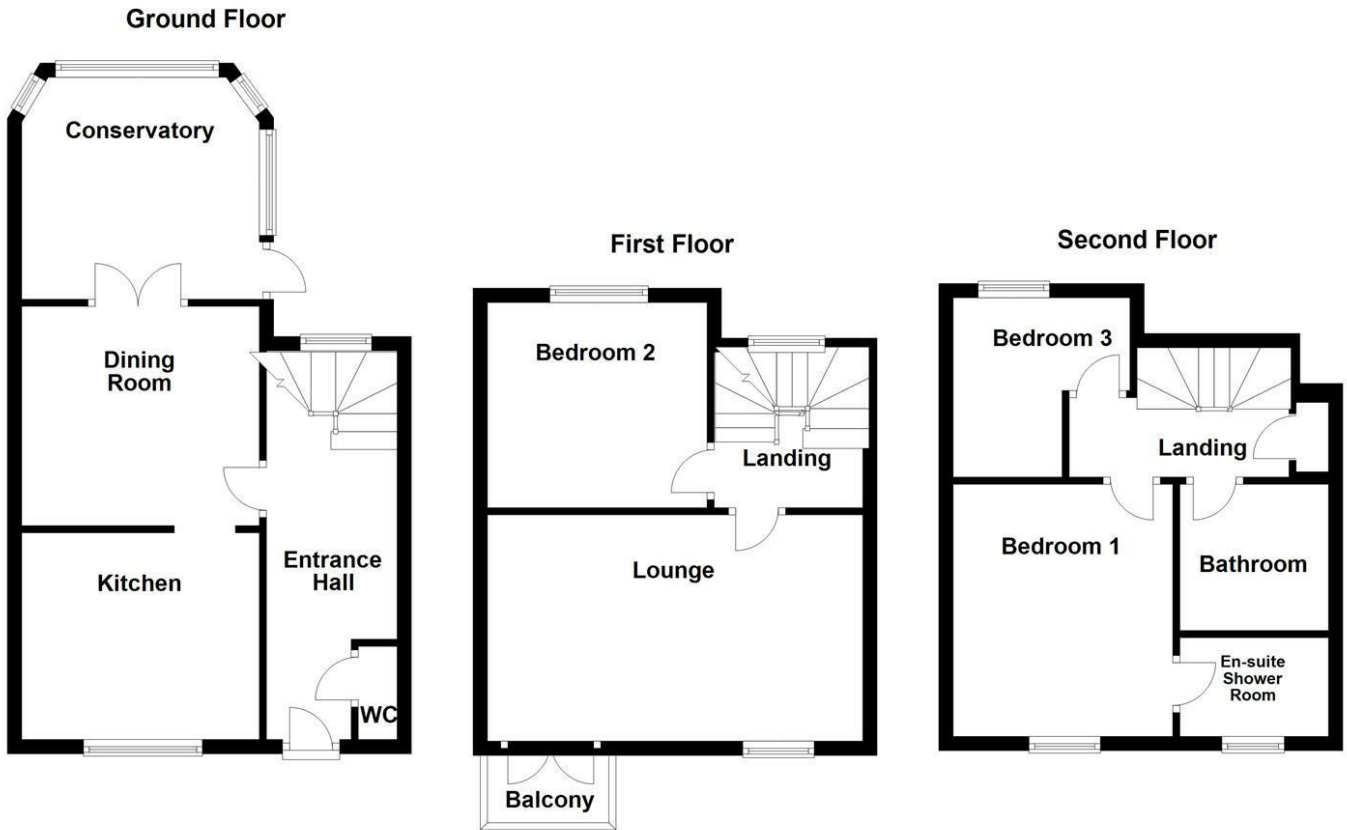
The harbour sea defence charge is £340 per annum.

The harbour Berth charge is £940 per annum.

And the communal gardens upkeep maintenance charge £300 per annum.

Total floor area 94 square metres

Floor Plan

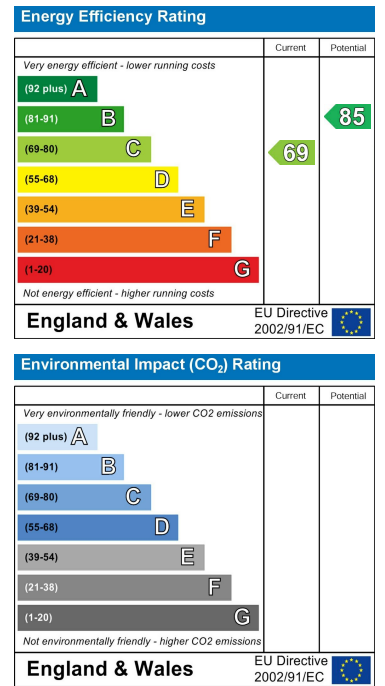


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used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

Area Map



Energy Efficiency Graph



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