



San Diego Way, Eastbourne BN23 5BG



welcome to

San Diego Way, Eastbourne

Fox & Sons are delighted to offer to the market this fantastic opportunity to acquire this two bedroom first floor flat located directly opposite Eastbourne's picturesque seafront within the ever sought after Sovereign Harbour. The property is within close proximity to an array of local restaurants, cafes, and boutique shops and is the perfect home for seaside living. In brief the property comprises two double bedrooms, master bedroom with en suite, kitchen, living room with stunning far reaching sea views, balcony and shower room. This property also benefits from allocated parking and viewing comes highly recommended to fully appreciate this wonderful home!



Entrance Hall

With modern double duty storage heater.

Bedroom One

11' 9" x 10' 2" (3.58m x 3.10m)

En Suite

8' x 5' 6" (2.44m x 1.68m)

Bedroom Two

11' 2" x 7' 7" (3.40m x 2.31m)

Shower Room

11' 5" x 5' 7" (3.48m x 1.70m)

With double glass fronted shower cubicle.

Kitchen

14' 1" x 6' 6" (4.29m x 1.98m)

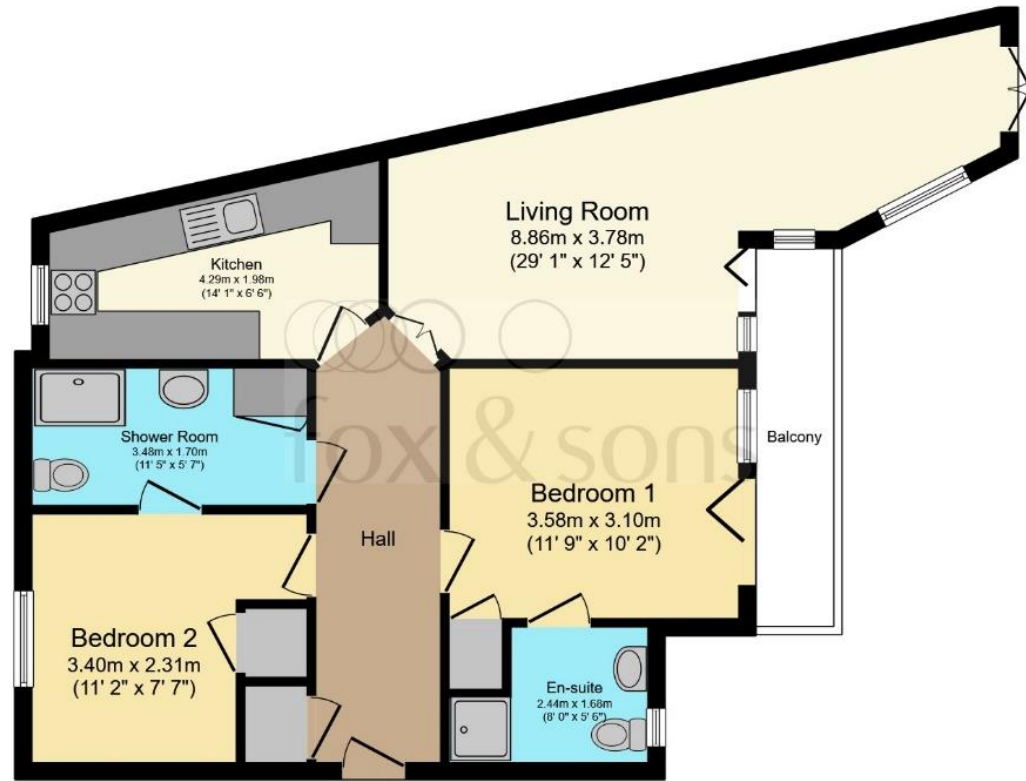
With a range of wall and base units, dishwasher, and retro style fridge freezer.

Living Room

29' 1" x 12' 5" (8.86m x 3.78m)

With a storage heater, and potential to add a study or further bedroom.

Balcony



Total floor area 73.9 m² (796 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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San Diego Way, Eastbourne

- BEAUTIFULLY PRESENTED FIRST FLOOR FLAT
- TWO DOUBLE BEDROOMS WITH BUILT IN WARDROBES
- EN SUITE TO MASTER BEDROOM
- SPACIOUS LIVING ROOM WITH FAR REACHING SEA VIEWS
- SOUTH FACING BALCONY
- ALLOCATED PARKING
- CLOSE TO LOCAL SHOPS & RESTAURANTS

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£300,000-£320,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LGL110608 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01323 735561



langney@fox-and-sons.co.uk



20 Winston Crescent, Langney, EASTBOURNE,
East Sussex, BN23 6NL



fox-and-sons.co.uk