



St. Kitts Drive, Eastbourne BN23 5TL



welcome to

St. Kitts Drive, Eastbourne

Fox & Sons are delighted to bring to the market this well presented two bedroom ground floor flat located within the ever sought after Sovereign Harbour of Eastbourne being within close proximity to an array of local restaurants, boutique shops, transport routes and Eastbourne's picturesque seafront providing the perfect seaside living accommodation. The property itself boasts a spacious lounge/ dining room with a balcony, separate kitchen, two bedrooms, master bedroom with en suite and fitted wardrobes, and a family bathroom. The property also benefits from an allocated parking space and viewing comes highly recommended!



Entrance Hall

Lounge/Dining Room

12' 8" x 9' 7" (3.86m x 2.92m)

Kitchen

12' 7" x 7' 3" (3.84m x 2.21m)

Bedroom One

12' 4" x 11' 8" (3.76m x 3.56m)

En Suite

6' 2" x 5' 1" (1.88m x 1.55m)

Bedroom Two

10' 8" x 9' 6" (3.25m x 2.90m)

Bathroom

6' 11" x 5' 7" (2.11m x 1.70m)

Balcony



Total floor area 71.1 m² (765 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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St. Kitts Drive, Eastbourne

- WELL PRESENTED GROUND FLOOR FLAT
- TWO DOUBLE BEDROOMS
- MASTER BEDROOM WITH EN SUITE & BUILT IN WARDROBES
- SPACIOUS LOUNGE/ DINING ROOM WITH BALCONY
- ALLOCATED PARKING SPACE
- CLOSE TO LOCAL SHOPS, RESTAURANTS & TRANSPORT ROUTES
- DESIRABLE HARBOUR LOCATION

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.

£225,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LGL110713 - 0002

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.

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