



Santa Cruz Drive, Eastbourne BN23 5TA



welcome to

Santa Cruz Drive, Eastbourne

Fox & Sons are delighted to bring to the market this well presented two bedroom ground floor flat located in the desirable Sovereign Harbour of Eastbourne being primely positioned directly opposite beautiful views of the Inner Harbour. The property itself comprises two bedrooms, master bedroom with en suite and fitted wardrobes, kitchen, lounge and bathroom. Further features include a car port, communal garden with an area laid to lawn, and the property being sold chain free. Viewing comes highly recommended to fully appreciate this wonderful property!



Entrance Hall

Kitchen

10' 11" x 8' (3.33m x 2.44m)

Lounge

14' 2" x 13' 7" (4.32m x 4.14m)

Bedroom One

15' 2" x 11' 9" (4.62m x 3.58m)

En Suite

7' 1" x 5' 2" (2.16m x 1.57m)

Bedroom Two

9' 9" x 7' 10" (2.97m x 2.39m)

Bathroom

7' 1" x 6' 5" (2.16m x 1.96m)

Outside

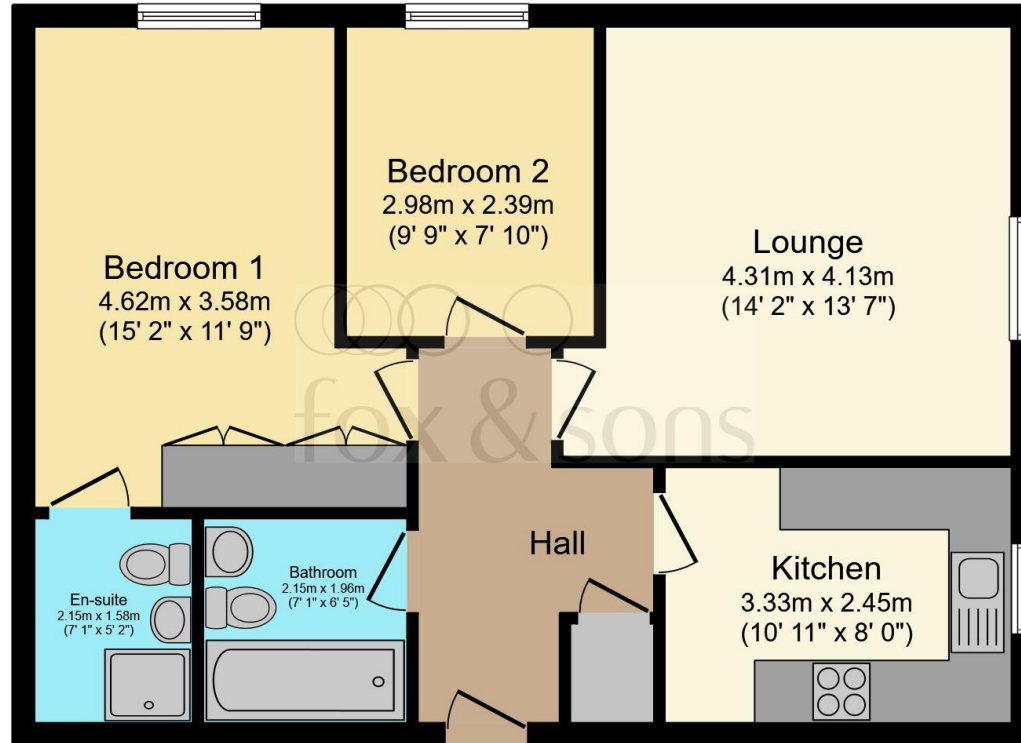
Car Port

Communal Garden

Agents Note

This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.



Total floor area 62.7 m² (675 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



view this property online fox-and-sons.co.uk/Property/LGL111103



welcome to

Santa Cruz Drive, Eastbourne

- GROUND FLOOR FLAT
- TWO BEDROOMS
- BEAUTIFUL INNER HARBOUR VIEWS
- MASTER WITH EN SUITE & JULIET BALCONY
- CAR PORT & COMMUNAL GARDEN
- DESIRABLE LOCATION
- CHAIN FREE

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.

£195,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/LGL111103



Property Ref:
LGL111103 - 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.


fox & sons



01323 735561



langney@fox-and-sons.co.uk



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



fox-and-sons.co.uk