



**Anguilla Close, Eastbourne BN23 5TS**



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## **Anguilla Close, Eastbourne**

Rare opportunity to secure this well presented two/ three bedroom purpose built flat located in the desirable Sovereign Harbour of Eastbourne being directly opposite the beach with some of the best views in the Harbour. The property benefits from a wrap around balcony and garaged allocated parking.





## Entrance Hall

## Bedroom One

14' 10" x 10' 3" ( 4.52m x 3.12m )

## Ensuite

## Bedroom Two

15' 8" x 10' 1" ( 4.78m x 3.07m )

## Bathroom

## Kitchen

13' 3" x 7' 4" ( 4.04m x 2.24m )

## Lounge

16' 1" x 14' 5" ( 4.90m x 4.39m )

## Wrap Around Balcony

## Dining Room/ Bedroom Three

13' 5" x 7' 6" ( 4.09m x 2.29m )

## Garaged Allocated Parking

## Visitor Bays

Total floor area 88.9 m<sup>2</sup> (957 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](http://www.focalagent.com)

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## Anguilla Close, Eastbourne

- TWO/ THREE BEDROOM PURPOSE BUILT FLAT/ NEW BOILER
- MASTER BEDROOM WITH ENSUITE
- SHARPS FITTED WARDROBES
- LOUNGE WITH LARGE WRAP AROUND BALCONY
- DINING ROOM & SEPARATE KITCHEN

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£375,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/LGL111201](https://fox-and-sons.co.uk/Property/LGL111201)



Property Ref:  
LGL111201 - 0004

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