



**Santa Cruz Drive, Eastbourne BN23 5TA**

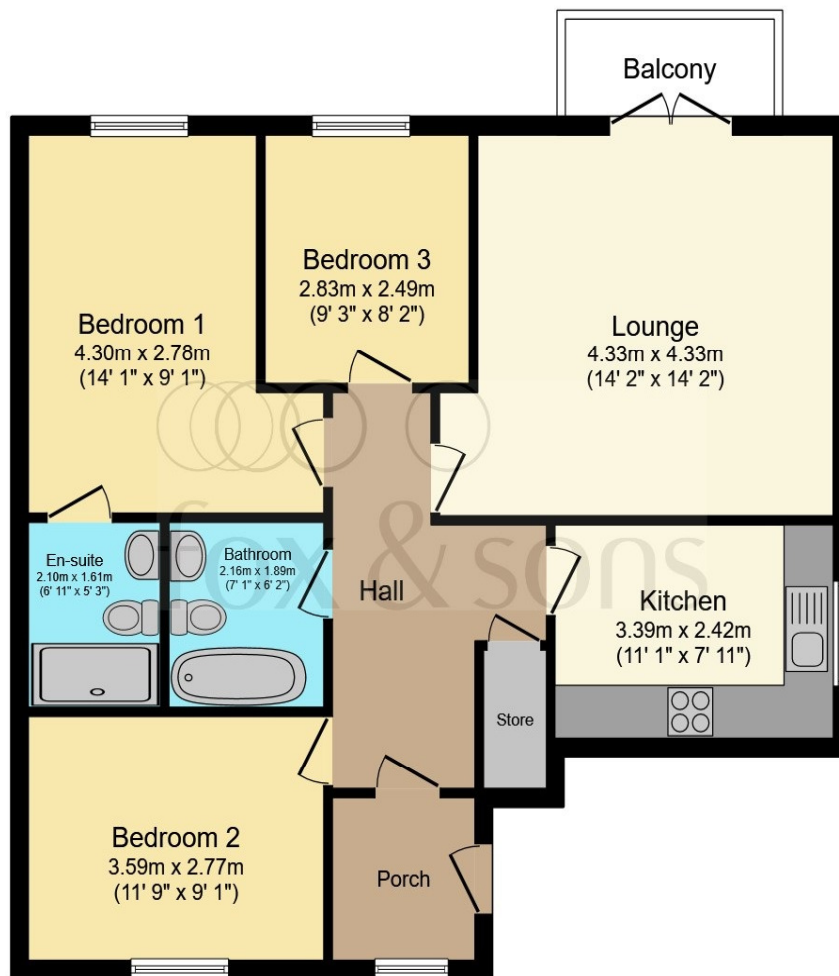


**welcome to**

**Santa Cruz Drive, Eastbourne**

Fox and sons are delighted to bring to the market this well presented three bedroom second floor flat located in the ever popular Sovereign Harbour of Eastbourne being within close proximity to an array of local shopping facilities, amenities, restaurants, and Eastbourne's picturesque seafront.





**Porch**

**Entrance Hall**

**Kitchen**

11' 1" x 7' 11" ( 3.38m x 2.41m )

**Lounge**

14' 2" x 14' 2" ( 4.32m x 4.32m )

**Balcony**

**Bedroom One**

14' 1" x 9' 1" ( 4.29m x 2.77m )

**En-Suite**

6' 11" x 5' 3" ( 2.11m x 1.60m )

**Bedroom Two**

11' 9" x 9' 1" ( 3.58m x 2.77m )

**Bedroom Three**

9' 3" x 8' 2" ( 2.82m x 2.49m )

**Bathroom**

7' 1" x 6' 2" ( 2.16m x 1.88m )

**Communal Garden**

**Carport Parking Space**

**Total floor area 81.3 sq.m. (875 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)



welcome to

## Santa Cruz Drive, Eastbourne

- THREE BEDROOM FLAT
- MASTER BEDROOM WITH EN SUITE
- LOUNGE WITH BALCONY
- BEAUTIFUL INNER HARBOUR VIEWS
- COMMUNAL GARDEN

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

**£250,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/LGL111378](https://fox-and-sons.co.uk/Property/LGL111378)



Property Ref:  
LGL111378 - 0002

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