



**Trujillo Court Callao Quay, Eastbourne BN23 5AB**

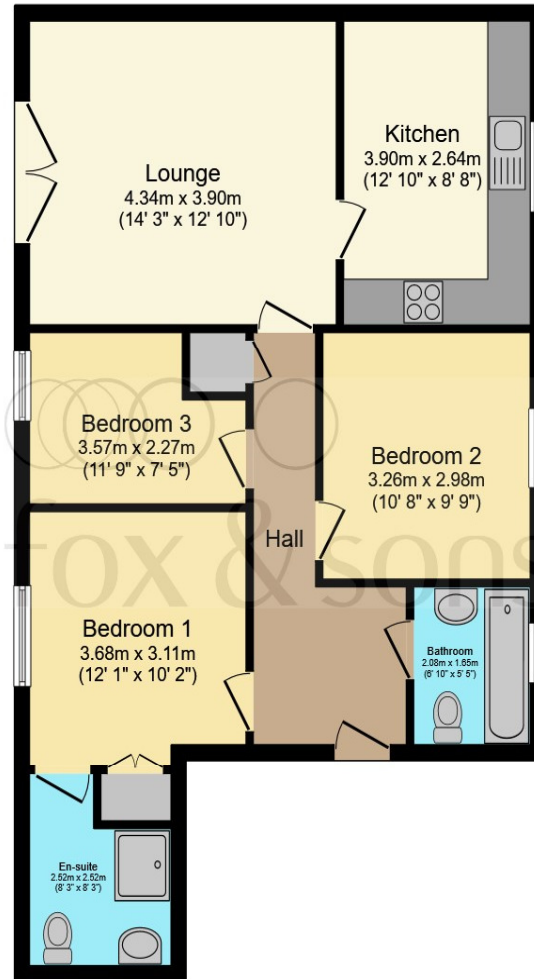


**welcome to**

## **Trujillo Court Callao Quay, Eastbourne**

A well presented THREE BEDROOM TOP FLOOR FLAT in a fantastic location within Trujillo Court in Sovereign Harbour. Featuring large kitchen diner, spacious lounge with Juliet balcony and sea views, two double bedrooms, a single bedroom, ensuite to master and a family bathroom, with allocated parking.





## Entrance Hall

## Lounge

15' 1" x 13' 8" ( 4.60m x 4.17m )

## Kitchen

12' 9" x 8' 5" ( 3.89m x 2.57m )

## Bedroom One

11' 10" x 10' 3" ( 3.61m x 3.12m )

## En-Suite

7' 1" x 6' 1" ( 2.16m x 1.85m )

## Bedroom Two

10' 8" x 10' 6" ( 3.25m x 3.20m )

## Bedroom Three

11' 9" x 7' 3" ( 3.58m x 2.21m )

## Bathroom

6' 10" x 5' 6" ( 2.08m x 1.68m )

## Allocated Parking

Total floor area 73.4 m<sup>2</sup> (790 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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## **Trujillo Court Callao Quay, Eastbourne**

- TOP FLOOR FLAT
- THREE BEDROOMS WITH LARGE LOFT FOR STORAGE
- JULIET BALCONY
- SEA VIEWS AND VIEWS TO THE FRONT OVER THE WATER FEATURE IN THE COURTYARD
- ALLOCATED PARKING

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: D Service Charge: 1900.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2002. Should you require 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/LGL111395](https://fox-and-sons.co.uk/Property/LGL111395)



Property Ref:

LGL111395 - 0004

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