



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

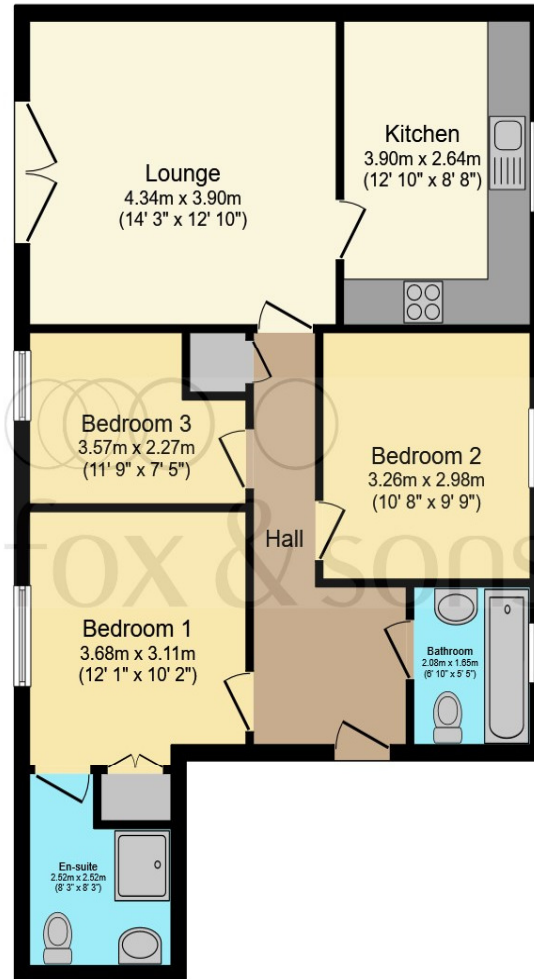


**welcome to**

## **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)

welcome to

## 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: C

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.

offers in excess of

**£235,000**



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 - 0005

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



**01323 735561**



[langney@fox-and-sons.co.uk](mailto:langney@fox-and-sons.co.uk)



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



**fox-and-sons.co.uk**