



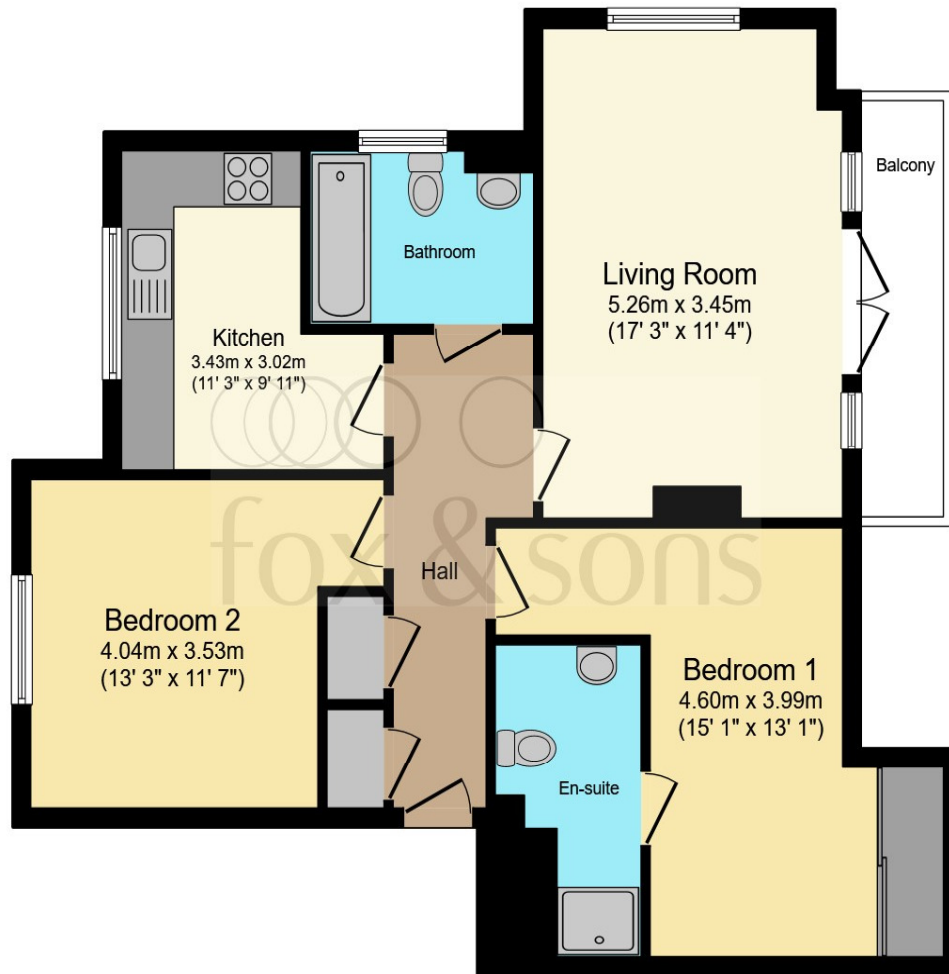
**Santa Cruz Drive, Eastbourne BN23 5TA**

**welcome to**

## **Santa Cruz Drive, Eastbourne**

An exciting opportunity to acquire this Two double bedroom top floor apartment situated within the ever sought after Sovereign Harbour South, an internal inspection comes recommended to truly appreciate what the property has to offer!





## Entrance Hall

## Living Room

17' 3" x 11' 4" ( 5.26m x 3.45m )

## Balcony

## Kitchen

11' 3" x 9' 11" ( 3.43m x 3.02m )

## Bedroom One

15' 1" x 13' 1" ( 4.60m x 3.99m )

## En-Suite

## Bedroom Two

13' 3" x 11' 7" ( 4.04m x 3.53m )

## Bathroom

## Resident's Parking

Total floor area 75.2 m<sup>2</sup> (810 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

- BREATHTAKING HARBOUR VIEWS FROM BALCONY
- LIGHT, SPACIOUS LIVING ACCOMMODATION THROUGHOUT
- SPACIOUS AND GREAT FOR HOLIDAY LIVING
- PERFECT FOR FIRST TIME BUYER/ OR INVESTORS
- CHAIN FREE

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1648.60

Ground Rent: 250.00

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.

# £235,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/LGL111479](https://fox-and-sons.co.uk/Property/LGL111479)



Property Ref:

LGL111479 - 0005

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