



TOWN FLATS



01323 416600

Leasehold

£250,000



2 Bedroom



1 Reception



2 Bathroom



38 Santos Wharf, Eastbourne, BN23 5UR

A well presented two bedroom second floor apartment that benefits from glorious views over the main harbour. Situated on the popular Sovereign Harbour South development the flat is being sold CHAIN FREE and benefits from two double bedrooms, one with en-suite shower room/WC, a further bathroom/WC, double aspect lounge with access to the sun balcony and open plan fitted kitchen with integrated appliances. The harbours bars & restaurants and Crumbles retail park are within easy walking distance. An internal inspection comes highly recommended.



www.town-property.com



info@townflats.com

38 Santos Wharf,
Eastbourne, BN23 5UR

£250,000

Main Features

- Harbour Apartment With Stunning Harbour Views
- 2 Bedrooms
- Second Floor
- Lounge
- Sun Balcony Overlooking The Harbour
- Open Plan Fitted Kitchen
- En-Suite Shower Room/WC
- Bathroom/WC
- Allocated Parking
- CHAIN FREE

Entrance

Communal entrance with security entry phone system. Stairs and lift to second floor private entrance door to -

Hallway

Radiator. Entryphone handset. Coved ceiling. Airing cupboard housing hot water cylinder. Built-in cupboard with hanging rail.

Lounge

16'2 x 15'7 (4.93m x 4.75m)

Radiator. Television point. Wall lights. Double glazed patio doors to -

Sun Balcony

With stunning panoramic Harbour views.

Open Plan Fitted Kitchen

11'9 x 6'2 (3.58m x 1.88m)

Range of fitted lightwood wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob with stainless steel splashback and extractor cooker hood. Eye level oven. Integrated fridge/freezer, washing machine and dishwasher. Cupboard housing gas boiler. Part tiled walls. Inset spotlights. Double glazed window.

Bedroom 1

16'2 x 10'0 (4.93m x 3.05m)

Radiator. Coved ceiling. Built-in double wardrobe. Double glazed window. Door to -

En-Suite Shower Room/WC

White suite comprising shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Tiled floor. Part tiled walls. Inset spotlights. Extractor fan. Radiator. Shave point.

Bedroom 2

11'5 x 8'0 (3.48m x 2.44m)

Radiator. Built-in wardrobe with hanging rail. Coved ceiling. Double glazed window.

Bathroom/WC

White suite comprising panelled bath with shower over. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Tiled floor. Inset spotlights. Radiator. Shaver point. Extractor fan.

Parking

The flat has gated undercroft parking space.

EPC = C

Council Tax Band = D

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: £180 per annum

Maintenance: £2223.80 per annum

Lease: 125 years from 2003. We have been advised of the lease term, we have not seen the lease

www.town-property.com | [E. info@townflats.com](mailto:info@townflats.com) | T. 01323 416600

We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.