



TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



2 Bathroom

£249,950



36 Martinique Way, Eastbourne, BN23 5TH

Town Flats are delighted to offer for sale this wonderfully presented two bedroom top floor apartment situated in the incredibly popular Sovereign Harbour South development. The property boasts a modern fitted kitchen with built-in appliances, as well as a spacious lounge with access to sun balcony that enjoys views along the coast and of the English Channel. The waterfront marina with exciting cafes & restaurants are within a close walking distance with Eastbourne's town centre also easily accessible. Further benefits include gas central heating, a large private loft space and an allocated parking space. An internal inspection comes very highly recommended.

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Main Features

- Harbour Apartment With Stunning Sea Views
- 2 Bedrooms
- Top Floor
- Lounge
- Sun Balcony With Panoramic Views
- Fitted Kitchen
- En-Suite Shower Room/WC
- Modern Bath & Shower Room/WC
- Allocated Parking Space

Entrance

Communal entrance with security entry phone system. Stairs to top floor private entrance door -

Hallway

Radiator. Two storage cupboards, one housing gas boiler. Access to large loft space (not inspected).

Lounge

19'7 x 14'9 (5.97m x 4.50m)

Two radiators. Carpet. Double glazed window to side aspect with double glazed double doors to sun balcony.

Fitted Kitchen

11'4 x 7'11 (3.45m x 2.41m)

Range of fitted wall and base units. Worktop with inset one and a half bowl single drainer sink and mixer tap. Built-in fridge/freezer and microwave. Space for range cooker. Wine fridge. Plumbing and space for washing machine and tumble dryer. Karndean flooring. Double glazed window to side aspect.

Bedroom 1

13'0 x 12'9 (3.96m x 3.89m)

Radiator. Double glazed window to side aspect. Door to -

En-Suite Shower Room/WC

Suite comprising shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Vinyl flooring.

Bedroom 2

15'3 x 9'2 (4.65m x 2.79m)

Radiator. Double glazed window to side aspect.

Bath & Shower Room/WC

Suite comprising panelled bath with chrome mixer tap. Shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Vinyl flooring.

Parking

The flat has an allocated 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: £100 per annum.

Maintenance: Approximately £1600 per annum

Harbour Charge: £335 per annum.

Water Feature Charge: £300 per annum.

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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.