



# TOWN FLATS



01323 416600

Leasehold

## Guide Price

## £220,000 - £230,000



2 Bedroom



1 Reception



2 Bathroom



## 22 Eugene Way, Eastbourne, BN23 5BH

\*\*\*GUIDE PRICE £220,000 - £230,000\*\*\*

A well presented two bedroom first floor apartment situated yards from the beach front. Enviably located on the popular Sovereign Harbour North development the flat provides spacious and well proportioned accommodation. Benefits include a security entryphone system, two double bedrooms, one with en-suite shower room/wc, further modern bathroom/wc, spacious lounge with doors to the Juliette balcony and open plan fitted kitchen. Further benefits include secure gated parking, double glazing and electric heating. The harbours bars and restaurants are within comfortable walking distance and an internal inspection comes highly recommended.



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[info@townflats.com](mailto:info@townflats.com)

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Eastbourne, BN23 5BH

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## Main Features

- Well Presented Apartment  
Just Yards From The Beach  
Front
- 2 Bedrooms
- First Floor
- Lounge
- Open Plan Fitted Kitchen
- En-Suite Shower Room/WC
- Modern Bathroom/WC
- Double Glazing & Electric  
Heating
- Secure Gated Parking Space

### Entrance

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

### Hallway

Fitted wardrobes with mirrored doors.

### Lounge

17'8 x 10'4 (5.38m x 3.15m )

Electric heater. Television point. Double glazed French doors to Juliette balcony.

### Open Plan Fitted Kitchen

11'4 x 9'5 (3.45m x 2.87m )

Range of fitted lightwood wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob. Stainless steel extractor cooker hood. Space for upright fridge/freezer. Plumbing and space for washing machine. Part tiled walls. Tiled floor. Breakfast bar. Inset spotlights. Double glazed window with partial sea views.

### Bedroom 1

12'5 x 9'6 (3.78m x 2.90m )

Electric heater. Double glazed window. Door to

### En-Suite Shower Room/WC

Suite comprising corner shower cubicle. Low level WC. Pedestal wash hand basin. Tiled walls. Inset spotlights. Heated towel rail. Extractor fan. Frosted double glazed window.

### Bedroom 2

13'1 x 7'8 (3.99m x 2.34m )

Electric heater. Double glazed French doors to Juliette balcony.

### Modern Bathroom/WC

Suite comprising panelled bath with chrome mixer tap, shower attachment and shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Tiled walls. Inset spotlights. Extractor fan. Heated towel rail. Airing cupboard housing hot water cylinder. Frosted double glazed window.

### Parking

The flat has a secure gated parking space.

EPC = B

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: £140 per annum**

**Maintenance: £2,326.27 per annum**

**Lease: 103 years remaining. We have been advised of the remaining lease term, we have not seen the lease**

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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.