



TOWN FLATS



01323 416600

Leasehold

Guide Price

£200,000 - £220,000



2 Bedroom



1 Reception



2 Bathroom



11 St. Kitts Drive, Eastbourne, BN23 5TL

GUIDE PRICE £200,000 - £220,000

An extremely well presented two bedroom second floor apartment that provides spacious and well proportioned accommodation. Situated on the popular Sovereign Harbour South development the flat benefits from two double bedrooms, one with an en-suite shower room, double aspect lounge with French doors to the balcony overlooking the communal gardens, kitchen with integrated appliances and further bathroom. The harbours bars and restaurants are both within comfortable walking distance and an internal inspection comes very highly recommended.



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Main Features

- South Harbour Purpose Built Apartment
- 2 Bedrooms
- Second Floor
- Double Aspect Lounge
- Sun Balcony With Wonderful Views Over Communal Gardens
- Fitted Kitchen With Integrated Appliances
- En-Suite Shower Room/WC
- Modern Bathroom/WC
- Double Glazing
- Allocated Parking Space Within Car Port

Entrance

Communal entrance with security entryphone system. Stairs to second floor private entrance door to -

Hallway

Radiator. Entryphone handset. Built-in cupboard with fixed shelving & housing gas boiler. Further built-in cupboard. Loft access (not inspected). Coved ceiling.

Double Aspect Lounge

22'4 x 10'6 (6.81m x 3.20m)

Radiator. Coved ceiling. Television point. Double glazed doors to -

Sun Balcony

With views over communal gardens and towards the South Downs.

Fitted Kitchen

14'1 x 8'7 (4.29m x 2.62m)

Range of fitted lightwood wall and base units with chrome handles. Worktop with inset one and a half bowl single drainer sink unit with mixer tap. Built-in electric hob and double oven. Stainless steel splashback and extractor cookerhood. Integrated fridge/freezer. Plumbing and space for washing machine and dishwasher. Radiator. Inset spotlights. Double glazed window.

Bedroom 1

11'8 x 11'6 (3.56m x 3.51m)

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

En-Suite Shower Room/WC

Suite comprising corner shower cubicle. Low level WC. Pedestal wash hand basin. Part tiled walls. Inset spotlights. Extractor fan. Radiator. Frosted double glazed window.

Bedroom 2

14'9 x 10'5 (4.50m x 3.18m)

Radiator. Coved ceiling. Double glazed window.

Modern Bathroom/WC

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

Outside

The development is set in well maintained lawned communal gardens and there is an allocated parking space within a car port.

EPC = C.

Council Tax Band = C.

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: £1518.68 per annum PLUS £238.05 water feature charge PLUS £317.89 harbour charge

Lease: 125 years from 2004. We have been advised of the 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.