



TOWN FLATS



01323 416600

Leasehold - Share of Freehold

Offers In Excess Of:  
£227,500



3 Bedroom



1 Reception



2 Bathroom



## 29 Spinnaker Court, Salvador Close, Eastbourne, BN23 5TB

\*\*\*Offers In Excess Of £227,500\*\*\*

A unique three bedroom first floor apartment forming part of the popular Sovereign Harbour development. Providing spacious and well proportioned accommodation the flat benefits from a fitted kitchen/breakfast room, large en-suite bathroom, further bathroom, double glazing and gas central heating. The harbours bars and restaurants are within comfortable walking distance and the flat has a share of the freehold. Being offered CHAIN FREE an internal inspection comes very highly recommended.

[www.town-property.com](http://www.town-property.com) [info@townflats.com](mailto:info@townflats.com)

29 Spinnaker Court,  
Salvador Close,  
Eastbourne, BN23 5TB

Leasehold - Share of Freehold

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## Main Features

- Unique Harbour Apartment
- 3 Bedrooms
- First Floor
- Lounge
- Fitted Kitchen/Breakfast Room
- En-Suite Bathroom/WC
- Modern Bathroom/WC
- Double Glazing & Gas Central Heating
- Allocated Parking Space
- CHAIN FREE

### Entrance

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

### Porch

Entry phone handset. Coved ceiling.

### Hallway

Radiator. Coved ceiling. Built-in cupboard with fixed shelving.

### Lounge

12'10 x 11'5 (3.91m x 3.48m )

Radiator. Coved ceiling. Television point. Double glazed window.

### Fitted Kitchen/Breakfast Room

12'1 x 11'2 (3.68m x 3.40m )

Range of fitted white wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob and electric oven with extractor cooker hood. Cupboard housing gas boiler. Space for upright fridge/freezer. Plumbing and space for washing machine. Part tiled walls. Radiator. Double glazed window.

### Bedroom 1

12'7 x 9'8 (3.84m x 2.95m )

Radiator. Range of fitted wardrobes. Double glazed window. Door to -

### En-Suite Shower Room

White suite comprising panelled bath with chrome mixer tap, shower attachment and shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Part tiled walls. Shaver point. Extractor fan. Radiator. Frosted double glazed window.

### Bedroom 2

10'7 x 8'5 (3.23m x 2.57m )

Radiator. Coved ceiling. Double glazed window.

### Bedroom 3

12'1 x 6'7 (3.68m x 2.01m )

Radiator. Double glazed window.

### Modern Bathroom/WC

White suite comprising panelled bath with chrome mixer tap and shower attachment. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Shaver point. Radiator. Extractor fan. Frosted double glazed port hole window.

### 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: N/A**

**Maintenance: £1195.76 half yearly**

**Lease: 999 years from 1995. 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.