



TOWN FLATS



01323 416600

Leasehold

Guide Price

£200,000 - £210,000



1 Bedroom



1 Reception



1 Bathroom



2 Christchurch Place, Eastbourne, BN23 5AP

GUIDE PRICE £200,000 - £210,000

A unique opportunity to own a immaculate spacious one bedroom detached apartment in the prestigious Henley Park development in Sovereign Harbour. Benefits from a balcony, allocated parking, newly installed combi boiler, use of delightful waterfront communal gardens and low service charge due to no communal areas. All the amenities of Sovereign Harbour are only a short walk away with the main Harbour offering a wide range of restaurants, bars and cafes. While Eastbourne's mainline station has direct links to London Victoria and Gatwick Airport. Harbour Charge: £340 (2024)



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info@townflats.com

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Eastbourne, BN23 5AP

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Main Features

- Spacious & Well Presented
Detached Apartment Within
Henley Park Development
- 1 Bedroom
- First Floor
- Lounge/Dining Room
- Sun Balcony
- Open Plan Fitted Kitchen
- Modern Bathroom/WC
- Communal Gardens
- Allocated Parking Space

Entrance

Accessed from external stairs to first floor private entrance. Outside storage cupboard.

Hallway

New PVC front door leading to spacious hall giving access to all rooms. Storage cupboard. Electrical distribution box. Power points. Central heating thermostat. Coved ceiling. Radiator. Recessed lights. Access to loft which is partly boarded & insulated (not inspected). Fitted carpet.

Lounge/Dining Room

15'2 x 8'9 / 13'5 x 9'8 (4.62m x 2.67m / 4.09m x 2.95m)
Triple aspect windows giving an abundance of light with views over the development and landscaping. Two new PVC windows. Recessed lighting. Power points. Blinds. Radiator. Dining area with radiator and window with blinds. Fitted carpet. TV/FM/SAT point.

Sun Balcony

Decked with decorative metal balustrade allowing space for a table and two chairs. Exterior light

Open Plan Fitted Kitchen

9'10 x 8'10 (3.00m x 2.69m)
Lovely view facing 'Sail Sculpture' and landscaping. New PVC window. Range of contemporary base and wall units. Contrasting worktop and tiled splash back incorporating circular sink and single drainer. Four ring Smeg hob, electric oven and extractor. Integrated Butler dishwasher, fridge/freezer and space for washing machine. Power points. Ceiling spotlights. Ceramic tiled floor.

Bedroom

11'7 x 9'1 (3.53m x 2.77m)
Walk-in dressing room with mirrored double wardrobe with Velux window. New PCV window with blinds. Telephone points. Radiator. Recessed ceiling lights. Coved ceiling. Fitted carpet.

Modern Bathroom/WC

Velux window. Fully tiled. White suite comprising of panelled bath with new power shower over and curved glass screen. Low level WC. Wash basin with mixer tap. Shaver point. Ladder style radiator. Recessed lighting. Spacious airing cupboard with new (4 month old) combi boiler. Coved ceiling. Tiled floor.

Outside

Use of delightful water facing communal gardens with mature plants and areas with seating.

Parking

Allocated parking space.

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: £200 per annum

Maintenance: Approximately £1400 per annum

Harbour Charge: £340 per annum

Lease: 999 from 2003. 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.