



TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

£184,950



14 Falmouth Close, Eastbourne, BN23 5RW

A larger design two bedroom first floor apartment with lounge and additional dining area. Situated on the popular Sovereign Harbour South development the flat provides well proportion accommodation comprising of two double bedrooms, bay windowed lounge with archway to dining area, fitted kitchen and modern bathroom/WC. Within easy walking distance of the harbours bars & restaurants and with the beachfront also within easy walking distance an internal inspection comes highly recommended. The flat is being sold with an extended lease term.

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Eastbourne, BN23 5RW

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Main Features

- Spacious Harbour Apartment
- 2 Bedrooms
- First Floor
- Lounge/Dining Room
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Night Storage Heating
- Extended Lease Term

Entrance

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

Hallway

Night storage heater. Coved ceiling. Airing cupboard housing hot water cylinder. Entryphone handset. Built-in cupboard with fixed shelving.

Lounge/Dining Room

13'7 x 10'5 (4.14m x 3.18m)

Night storage heater. Feature fireplace. Coved ceiling. Double glazed bay window. Door to kitchen. Archway to -

Dining Area

7'11 x 7'3 (2.41m x 2.21m)

Night storage heater. Double glazed window.

Fitted Kitchen

9'4 x 6'11 (2.84m x 2.11m)

Range of fitted white wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in electric oven and hob with extractor cooker hood. Plumbing and space for washing machine. Space for undercounter fridge. Part tiled walls. Wall mounted electric heater. Double glazed window.

Bedroom 1

10'6 x 10' (3.20m x 3.05m)

Night storage heater. Built-in wardrobe with mirrored doors. Double glazed window.

Bedroom 2

8'8 x 6'10 (2.64m x 2.08m)

Night storage heater. Built-in wardrobe with mirrored doors. 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. Extractor fan. Wall mounted electric heater. Shaver point.

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: £85 per annum

Maintenance: £1168 per annum

Lease: 125 year from 2019. 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.