



TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



2 Bathroom

£235,000



20 Martinique Way, Eastbourne, BN23 5TH

An extremely well presented two bedroom third (top) floor apartment that has stunning sea views that can be enjoyed from the large wrap around balcony. Situated on the popular Sovereign Harbour development the flat benefits from spacious well proportioned accommodation. Being offered CHAIN FREE the flat benefits from two double bedrooms the master having an en-suite shower room. Further bathroom, fitted kitchen with integrated appliances and wonderful lounge/dining room with two sets of double doors onto the wonderful balcony with views towards the sea and South Downs. Further benefits include double glazing, gas central heating and an allocated parking space. The harbours bars and restaurants are within easy walking distance.



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info@townflats.com

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Eastbourne, BN23 5TH

£235,000

Main Features

- Extremely Well Presented

Harbour Apartment

- 2 Bedrooms

- Third (Top) Floor

- Double Aspect Lounge

Leading To Wrap Around

Balcony With Stunning Sea

Views

- Fitted Kitchen

- En-Suite Shower Room/WC

- Modern Bathroom/WC

- Double Glazing & Gas

Central heating

- Undercroft Allocated Parking

Space

- CHAIN FREE

Entrance

Communal entrance with security entry phone system. Stairs and lift to third (top) floor private entrance door to -

Hallway

Radiator. Coved ceiling. Inset spotlights. Entryphone handset. Airing cupboard housing hot water cylinder.

Lounge

13'2 x 12'10 (4.01m x 3.91m)

Radiator. Coved ceiling. Inset spotlights. Television point. Two sets of French doors to -

Wrap Around Balcony

19'4 x 4'1 (5.89m x 1.24m)

With stunning sea views towards the sea.

Fitted Kitchen

8'9 x 8'3 (2.67m x 2.51m)

Range of fitted lightwood wall and base units. Worktop with inset stainless steel bowl and drainer with chrome mixer tap. Built-in gas hob with electric double oven. Stainless steel splash back and extractor cooker hood. Integrated fridge/freezer. Plumbing and space for washing machine. Part tiled walls. Inset spotlights.

Bedroom 1

15'7 x 10'10 (4.75m x 3.30m)

Coved ceiling. Built-in double wardrobe. Inset spotlights. Double glazed window to side aspect. Door to -

En-Suite Shower Room/WC

Suite comprising shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Tiled floor. Heated towel rail. Shaver point. Inset spotlights.

Bedroom 2

9'9 x 8'0 (2.97m x 2.44m)

White suite comprising panelled bath with chrome mixer tap. Pedestal wash hand basin with mixer tap. Low level WC. Part tiled walls. Tiled floor. Heated towel rail. Extractor fan. Inset spotlights. Shaver point.

Modern Bathroom/WC

The flat has an allocated undercroft 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: £100 per annum

Maintenance: £1,289.19 paid half yearly

Harbour Charge: £320 per annum

Lease: 125 years from 2002. 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.