



TOWN FLATS



01323 416600

Leasehold

Guide Price

£220,000 - £235,000



2 Bedroom



1 Reception



2 Bathroom



35 St. Kitts Drive, Eastbourne, BN23 5TL

GUIDE PRICE £220,000 - £230,000

A well presented two bedroom third floor apartment that provides spacious and well proportioned accommodation. Situated on the popular Sovereign Harbour development the flat benefits from views of the water feature and is within easy walking distance of the seafront and harbours bars & restaurants. Benefits include two double bedrooms, one with an en-suite shower room/WC, further bathroom/WC, lounge/dining room, secure entryphone system, parking, double glazing and gas central heating. An internal inspection comes highly recommended.

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Eastbourne, BN23 5TL

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Main Features

- Well Presented Harbour Apartment
- 2 Bedrooms
- Third Floor
- Lounge/Dining Room
- Sun Balcony
- Fitted Kitchen
- En-Suite Shower Room/WC
- Modern Bathroom/WC
- Double Glazing & Gas Central Heating
- Secure Undercroft Parking Space

Entrance

Communal entrance with security entry phone system. Stairs and lift to second floor private entrance door to -

Hallway

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

Lounge/Dining Room

13'3 x 12'9 (4.04m x 3.89m)

Radiator. Coved ceiling. Television/satellite point. DAB/FM radio point. Wall lights. Double glazed French doors to -

Sun Balcony

With views of the water feature and partial views sea views.

Fitted Kitchen

8'2 x 7'10 (2.49m x 2.39m)

Range of fitted wall and base units. Worktop with inset stainless steel sink bowl and mixer tap. Separate drainer. Built-in gas hob with stainless steel splashback. Extractor cooker hood. Double oven. Integrated fridge/freezer, washing machine and tumble dryer. Part tiled walls. Inset spotlights. Internal window.

Double Aspect Bedroom 1

11'3 x 11'3 (3.43m x 3.43m)

Radiator. Coved ceiling. Television point. Built-in wardrobe. DAB/FM radio point. Double glazed window. Door to balcony. Door to -

En-Suite Shower Room/WC

White suite comprising shower cubicle. Low level WC with chrome mixer tap. Tiled floor. Part tiled walls. Shaver point. Heated towel rail. Inset spotlights. Extractor fan.

Bedroom 2

10'8 x 9'4 (3.25m x 2.84m)

Radiator. Built-in wardrobe and further wardrobe. Cupboard housing gas boiler. Coved ceiling. Television point. DAB/FM radio point. Double glazed window.

Modern Bathroom/WC

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

Parking

The flat has an allocated parking space.

EPC = B

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: £200 per annum

Maintenance: £2368.24 per annum

Harbour Charge: £345 per annum

Water Feature Charge: £264.36 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.