



# TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



2 Bathroom

**Guide Price**  
**£230,000-£240,000**



## 54 San Juan Court, Eastbourne, BN23 5TP

\*\*\*GUIDE PRICE £230,000-£240,000\*\*\*

Being sold CHAIN FREE, this impressive first floor apartment boasts two double bedrooms and is notable for its sizeable private terrace where its Southerly aspect looks onto the water feature. Presented to a high standard throughout, benefits include a sitting/dining room, a stylish modern kitchen with fully integrated appliances and a family bathroom/wc. In addition, the master bedroom which also opens onto the terrace, boasts en suite facilities and under croft parking is also included. Access to the impressive waterfront cafes and restaurants and the lovely beaches is just yards away whilst nearby shops at The Crumbles are also within close walking distance. Eastbourne town centre is approximately two and half miles distant.



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Eastbourne BN23 5TP

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## Main Features

- First Floor Apartment
- Two Double Bedrooms
- Sitting Room
- Modern Kitchen
- En-Suite Shower Room/WC
- Bathroom/WC
- Double Glazing and Central Heating Throughout
- Large Private Terrace
- Undercroft Parking
- CHAIN FREE

## Entrance

Communal entrance with security entry phone system. Staircase and passenger lift to first floor. Door to-

## Entrance Hallway

Radiator. Store/meter cupboard. Airing cupboard. Wood laminate flooring.

## Sitting Room

12'10 x 12'5 (3.91m x 3.78m )

Radiator. Wood laminate flooring. Double glazed window to rear aspect and double glazed double doors to large terrace.

## New Kitchen

8'1 x 7'7 (2.46m x 2.31m)

Range of units comprising of sink bowl and mixer tap inset into worksurface with cupboards and drawers under. Surrounding upstands and inset four ring electric hob, oven and fridge freezer. Integrated dishwasher and washing machine. Range of wall mounted units, extractor and concealed wall mounted boiler.

## Master Bedroom

12'10 x 9'4 (3.91m x 2.84m)

Radiator. Built in wardrobe. Part tiled and part carpet flooring. Double glazed window to rear aspect and double glazed door to large terrace.

## En-Suite Shower Room/WC

Shower cubicle with wall mounted shower. Wash hand basin with mixer tap set in vanity unit. Low level WC set in vanity unit. Shaver point. Radiator. Tiled flooring. Part tiled walls.

## Bedroom 2

11'3 x 11'0 (3.43m x 3.35m)

Radiator. Built in wardrobe. Carpet. Double glazed window to front aspect.

## Bathroom/WC

Panelled bath with mixer tap and shower attachment. Wash hand basin with mixer tap set in vanity unit. Low level WC set in vanity unit. Shaver point. Radiator. Tiled floor and part tiled walls.

## Outside

There is a large private terrace that is Southerly facing.

## Parking

There is an allocated parking space located in the undercroft car park. There is also communal visitor parking.

**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: £100 per annum**

**Maintenance: £2572 per annum**

**Harbour Charge: £336 per annum**

**Lease: 125 years 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.