



TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

£180,000



33 Southampton Close, Eastbourne, BN23 5RP

A well presented two bedroom top floor apartment enviably situated on the Sovereign Harbour within easy walking distance of the Harbours bars & restaurants and Crumbles Retail Park. Forming part of this small block of 3 apartments the flat benefits from a refitted kitchen & bathroom, double glazing, electric heating, allocated parking space and an extended lease term. Being sold CHAIN FREE an internal inspection comes highly recommended.



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info@townflats.com

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Main Features

- Well Presented Harbour Apartment
- 2 Bedrooms
- Second (Top) Floor
- Lounge
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Electric Heating
- Allocated Parking Space
- CHAIN FREE

Entrance

Communal entrance with stairs to second (top) floor lobby with light. Further door to private entrance door to -

Hallway

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

Lounge

16'4 x 11'1 (4.98m x 3.38m)

Electric radiator. Coved ceiling. Television point. Telephone point. Double glazed window.

Fitted Kitchen

10'5 x 7'0 (3.18m x 2.13m)

Range of fitted grey 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 stainless steel extractor cooker hood. Tiled floor. Part tiled walls. Plumbing and space for washing machine. Double glazed window.

Bedroom 1

9'5 x 9'3 (2.87m x 2.82m)

Electric radiator. Built-in wardrobe with mirrored sliding doors. Double glazed window.

Bedroom 2

10'2 x 9'8 (3.10m x 2.95m)

Electric radiator. Double glazed window.

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. Tiled floor. Extractor fan. Inset spotlights. Shaver point.

Parking

The flat has an allocated parking space.

EPC = D

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: Awaiting confirmation

Maintenance: Awaiting confirmation

Lease: 125 years from 2025. 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.