



TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

£225,000



101c Long Beach View, Eastbourne, BN23 5NB

One bedroom ground floor apartment with PRIVATE WATERFRONT TERRACE adjacent to landscaped communal gardens with superb views. Situated in the North Harbour in a quiet setting with water views from the lounge diner, kitchen and bedroom. The terrace faces in a Westerly aspect, perfect for alfresco dining and enjoying the sunsets. Further benefits include an allocated parking space with further visitor parking bays, gas central heating and double glazing. Internal viewing comes highly recommended for those wishing for a luxurious and peaceful lifestyle whilst still being located within close proximity of the restaurants, bars and cafes.



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Main Features

- Waterfront Apartment With Private Terrace
- 1 Bedroom
- Ground Floor
- Double Aspect Lounge/Dining Room
- Fitted Kitchen
- Modern Shower Room/WC
- Private L-Shaped Terrace With Waterfront Views
- Allocated Parking Space
- Communal Gardens

Entrance

Communal entrance with private entrance door to -

Large Entrance Hallway

Radiator.

Double Aspect Lounge/Dining Room

24'8 x 18'3 (7.52m x 5.56m)

Dual aspect with separate dining area.

Radiator. Double glazed windows to side aspect overlooking communal gardens. Double glazed patio doors to rear aspect.

Fitted Kitchen

12'3 x 5'10 (3.73m x 1.78m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset has hob and electric oven. Extractor cooker hood. Plumbing and space for washing machine. Space for fridge/freezer. Radiator. Double glazed window to rear aspect with water views.

Bedroom 1

12'11 x 11'11 (3.94m x 3.63m)

Radiator. Built-in cupboard housing combi boiler. Double glazed window to rear aspect with water views.

Modern Shower Room/WC

Suite comprising shower cubicle. Low level WC. Wash hand basin. Double glazed window to front aspect.

Private L-Shaped Terrace

Impressive L-shaped terrace accessed via the lounge, directly on the waterfront and adjacent to the communal gardens.

Parking

Allocated parking space with visitors parking bays.

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: £300 per annum

Maintenance: £1046.17 half yearly

Lease: 125 years from 1999. 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.