



TOWN FLATS



01323 416600

Leasehold



2 Bedroom

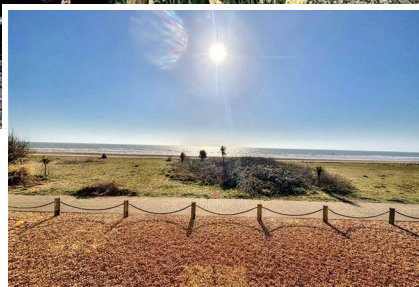


1 Reception



2 Bathroom

£250,000



58 Caroline Way, Eastbourne, BN23 5AY

OFFERS OVER £250,000

An extremely well presented 2 bedroom first floor apartment situated on the beachfront with stunning sea views. Situated on the popular Sovereign Harbour North development the flat provides spacious and well proportioned accommodation comprising of 2 double bedrooms, an en-suite shower room off the master bedroom, further bathroom, recessed fitted kitchen with integrated appliances and glorious lounge/dining with glorious sea views and access to the sun balcony. The Harbours bars and restaurants are within easy walking distance and an internal inspection comes highly recommended.



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info@townflats.com

58 Caroline Way,
Eastbourne, BN23 5AY

£250,000

Main Features

- Spacious Harbour Apartment With Stunning Sea Views
- 2 Bedrooms
- First Floor
- Bay Windowed Lounge/Dining Room
- Sun Balcony With Glorious Uninterrupted Beach & Sea Views
- Recessed Fitted Kitchen
- En-Shower Shower Room/WC & Modern Bathroom/WC
- Double Glazing
- Allocated Parking Space
- CHAIN FREE

Entrance

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

Hallway

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

Bay Windowed Lounge/Dining Room

20'9 x 15'11 (6.32m x 4.85m)

Radiator. Telephone point. Television point. Wall lights. Double glazed bay window with glorious beach and sea views. Double glazed patio doors to -

Sun Balcony

9'1 x 6'11 (2.77m x 2.11m)

With stunning views of the beach and sea.

Recessed Fitted Kitchen

8'8 x 7'5 (2.64m x 2.26m)

Modern range of fitted white high gloss wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset 5 ring gas hob and contemporary style extractor cooker hood. Built-in double electric oven. Space for American style fridge/freezer. Integrated dishwasher and washing machine. Built-in microwave. Tiled walls. Inset spotlights.

Bedroom 1

11'2 x 10'5 (3.40m x 3.18m)

Radiator. Extensive range of fitted wardrobes. Double glazed window to rear aspect with glorious beach and sea views. Door to -

En-Suite Shower Room/WC

Suite comprising shower cubicle with multijets, extractor fan and seat. Low level WC. Vanity unit with inset wash hand basin, chrome mixer tap and cupboard below. Tiled walls. Tiled floor. Inset spotlights.

Bedroom 2

11'9 x 9'0 (3.58m x 2.74m)

Radiator. Coved ceiling. Fitted wardrobe. Double glazed window to rear aspect with glorious beach and sea views.

Modern Bathroom/WC

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

Parking

The flat has an allocated parking space

EPC = C

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: Awaiting confirmation

Maintenance: £2948 per annum

Lease: 127 years remaining. We have been advised of the remining 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.