



TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



2 Bathroom

£250,000



56 Caroline Way, Eastbourne, BN23 5AY

OFFERS OVER £250,000

A spacious 2 bedroom first floor apartment situated on the beachfront and benefiting from glorious uninterrupted beach and sea views. Forming part of the popular Sovereign Harbour North development the flat is being sold CHAIN FREE and benefits include 2 double bedrooms, the master having an en-suite shower room/WC, further bathroom, fitted open plan kitchen with integrated appliances and bay windowed lounge with access to the large sun balcony. The harbours bars and restaurants are within comfortable walking distance and an internal inspection comes highly recommended.

56 Caroline Way,
Eastbourne, BN23 5AY

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Main Features

- Spacious Harbour Apartment With Stunning Sea Views
- 2 Bedrooms
- First Floor
- Bay Windowed Lounge
- Sun Balcony With Glorious Uninterrupted Beach & Sea Views
- Open Plan 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. Built-in cupboard.

Bay Windowed Lounge/Dining Room

19'8 x 15'8 (5.99m x 4.78m)

Radiator. Television point. Double glazed window providing glorious beach and sea views. Double glazed patio doors to -

Sun Balcony

7'6 x 6'3 (2.29m x 1.91m)

With stunning uninterrupted views of the beach and sea.

Open Plan Fitted Kitchen

8'0 x 7'2 (2.44m x 2.18m)

Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in 5 ring gas hob with contemporary style extractor cooker hood. Electric double oven. Integrated dishwasher, washing machine, fridge and freezer. Built-in microwave. Extractor fan. Inset spotlights.

Bedroom 1

10'11 x 10'0 (3.33m x 3.05m)

Radiator. Television point. 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. Low level WC. Pedestal wash hand basin with mixer tap. Tiled floor. Tiled walls. Extractor fan. Inset spotlights. Heated towel rail.

Bedroom 2

11'7 x 8'11 (3.53m x 2.72m)

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

Modern Bathroom/WC

Suite comprising panelled bath with chrome mixer tap and shower attachment. Low level WC. Pedestal wash hand basin with mixer tap. Tiled walls. Tiled floor. Heated towel rail. Inset spotlights. Extractor fan.

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: Awaiting confirmation

Maintenance: £2792 per annum

Lease: 127 years remaining. We have been advised of the remaining lease term, we have not see 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.