



# TOWN FLATS



01323 416600

Leasehold



2 Bedroom

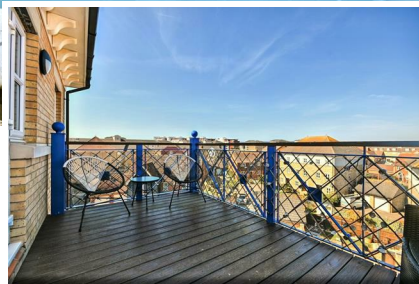


1 Reception



2 Bathroom

## £240,000



## 40 Trujillo Court, Callao Quay, Eastbourne, BN23 5AB

Trujillo Court is situated directly on the beach, nestled in a residential enclave of the favoured North Harbour. Situated on the top floor with a large balcony and inland views, immaculate communal areas and the block also offers a lift. The apartment comprises of a nice sized entrance hall, lounge diner which opens on to the balcony, a fitted kitchen and sizeable loft space. The principle bedroom has an en-suite and built in wardrobes. Further benefits include a garage with power and electric roller door, gas central heating, double glazing and no onward chain - viewing comes highly recommended!



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40 Trujillo Court,  
Callao Quay,  
Eastbourne, BN23 5AB

£240,000

Main Features

- Well Presented Harbour Apartment
- 2 Bedrooms
- Top Floor
- Lounge/Dining Room Leading To Sun Balcony
- Fitted Kitchen
- En-Suite Shower Room/WC
- Modern Bathroom/WC
- Large Loft Space
- Garage & Visitors Parking
- CHAIN FREE

**Entrance**  
Access from courtyard to panelled door with glazed porthole giving access to communal lobby area with locking post boxes. Security coded entry system. Security entry phone. Lift and stairs to all floors.

**Hallway**  
Wooden door with spy hole. Security entry phone. Airing cupboard with slatted shelf and housing Megaflor hot water cylinder. Electricity distribution box. Digital central heating thermostat control. Smoke alarm. Radiator. Coved ceiling. Ceiling light. Shelving. Laminate flooring. Access to large loft space (not inspected).

**Lounge/Dining Room**  
15'5 x 12'4 (4.70m x 3.76m )  
French doors with windows either side to balcony. TV point. Telephone point. Radiator. Power points. Coved ceiling. Ceiling light fitting. Laminate carpet. Door giving access to kitchen.

**Sun Balcony**  
13'5 x 7'10 (4.09m x 2.39m )  
Large composite decked area with decorative balustrade and glass insets. Exterior light. West facing towards south downs over roof tops.

**Fitted Kitchen/Breakfast Room**  
15'6 x 7'5 (4.72m x 2.26m )  
Window with front aspect. Range of wall and base units with concealed down lighting and incorporating stainless steel 1/2 bowl sink with mixer tap and single drainer. Tiled splash backs. Four ring gas hob with Extractor hood over. Beko electric oven. Integral fridge/ freezer, dishwasher and space for washing machine. Concealed Baxi central heating boiler. Electronic central heating control panel. TV/FM point. Radiator. Power points. Ceiling downlights. Ceramic tiled floor.

**Bedroom 1**  
11'5 x 8'11 (3.48m x 2.72m)  
Window with front aspect. 2 x double wardrobe with hanging rails either side. Curtain and curtain pole. Blind. TV point. Radiator. Power points. Ceiling light. Coved ceiling. Fitted carpet. Door to:-

**En-Suite Shower Room/WC**  
Fully tiled walls. Double shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap and illuminated mirror over sink. Shaver point. Radiator. Extractor fan. Ceiling downlights. Ceramic tiled floor.

**Bedroom 2**  
10'8 x 8'11 (3.25m x 2.72m )  
Window to front of property. Curtain pole and curtains. Radiator. Power points. Ceiling light. Coved ceiling. Fitted carpet.

**Modern Bathroom/WC**  
Fully tiled walls. Suite comprising panelled spa bath with jets and mixer tap. shower attachment. Low level WC. Pedestal wash hand basin with mixer tap and mirror over. Ceramic floor. Shaver point. Radiator. Extractor fan. Ceiling downlights.

**Parking**  
Garage with electric roller door. Power and lighting. Use of visitor parking

**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: £150 per annum**  
**Maintenance: £1180 paid half yearly**  
**Harbour Charge: £345 per annum**  
**Lease: 999 years from 2002. 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.