

Flat 25, 12 San Diego Way,
Eastbourne, BN23 5BG

Leasehold

£295,000



2 Bedroom 1 Reception 2 Bathroom



TOWN FLATS

www.town-property.com info@townflats.com

01323 416600

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.



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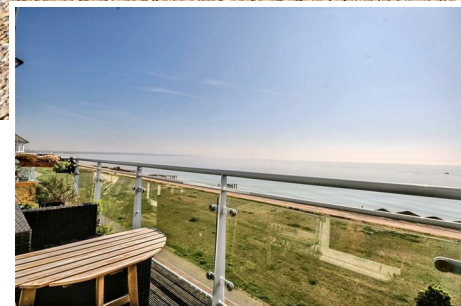


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Uninterrupted SEA VIEWS from this 4th (top) floor apartment in the North Harbour being sold CHAIN FREE. Situated within a gated development of the harbour with visitor parking plus a sizeable tandem double garage, the block offers a passenger lift to all floors as well as an internal secure door from the garage into the communal hallway. The apartment comprises; entrance hall with a double storage cupboard and loft access, a larger than usual lounge with access to the balcony as well as a Juliette balcony; the lounge forms part of the turreted part of the building which in turn creates a dining or office area with views towards Hastings. Two double bedrooms with the principle having an en-suite and access onto the balcony, the second bedroom has access to the Jack & Jill bathroom.

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Main Features

- Well Presented Beachfront Apartment With Uninterrupted Panoramic Sea Views
- 2 Bedrooms
- Top (4th) Floor
- Lounge/Dining Room
- Sun Balcony With Stunning Sea Views
- Fitted Kitchen
- En-Suite Shower Room/WC
- Jack & Jill Bathroom/WC
- Double Tandem Garage
- CHAIN FREE

Entrance

Gated development. Communal entrance with security entry phone system. Stairs and lift to top (4th) floor private entrance door to -

Hallway

Electric radiator. Double storage cupboard. Loft access (not inspected).

Lounge/Dining Room

30'10 x 15'7 (9.40m x 4.75m)

Electric radiator. Double glazed window s to rear aspect. Double glazed Juliette Balcony doors. Double glazed balcony doors to -

Sun Balcony

16'5 x 3'9 (5.00m x 1.14m)

With stunning uninterrupted SEA VIEWS.

Fitted Kitchen

12'9 x 9'3 (3.89m x 2.82m)

Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset electric hob and electric oven. Breakfast bar separating the lounge. Integral dishwasher, washer/dryer, fridge and freezer.

Bedroom 1

12'8 x 10'1 (3.86m x 3.07m)

Electric radiator. Double glazed doors to sun balcony. Door to -

En-Suite Shower Room/WC

Suite comprising large shower cubicle. Low level WC with hidden cistern. Wash hand basin with mixer tap. Heated towel rail. Double glazed window to rear aspect.

Bedroom 2

9'4 x 8'8 (2.84m x 2.64m)

Electric radiator. Door to 'Jack & Jill' bathroom. Double glazed window to front aspect.

Jack & Jill Bathroom/WC

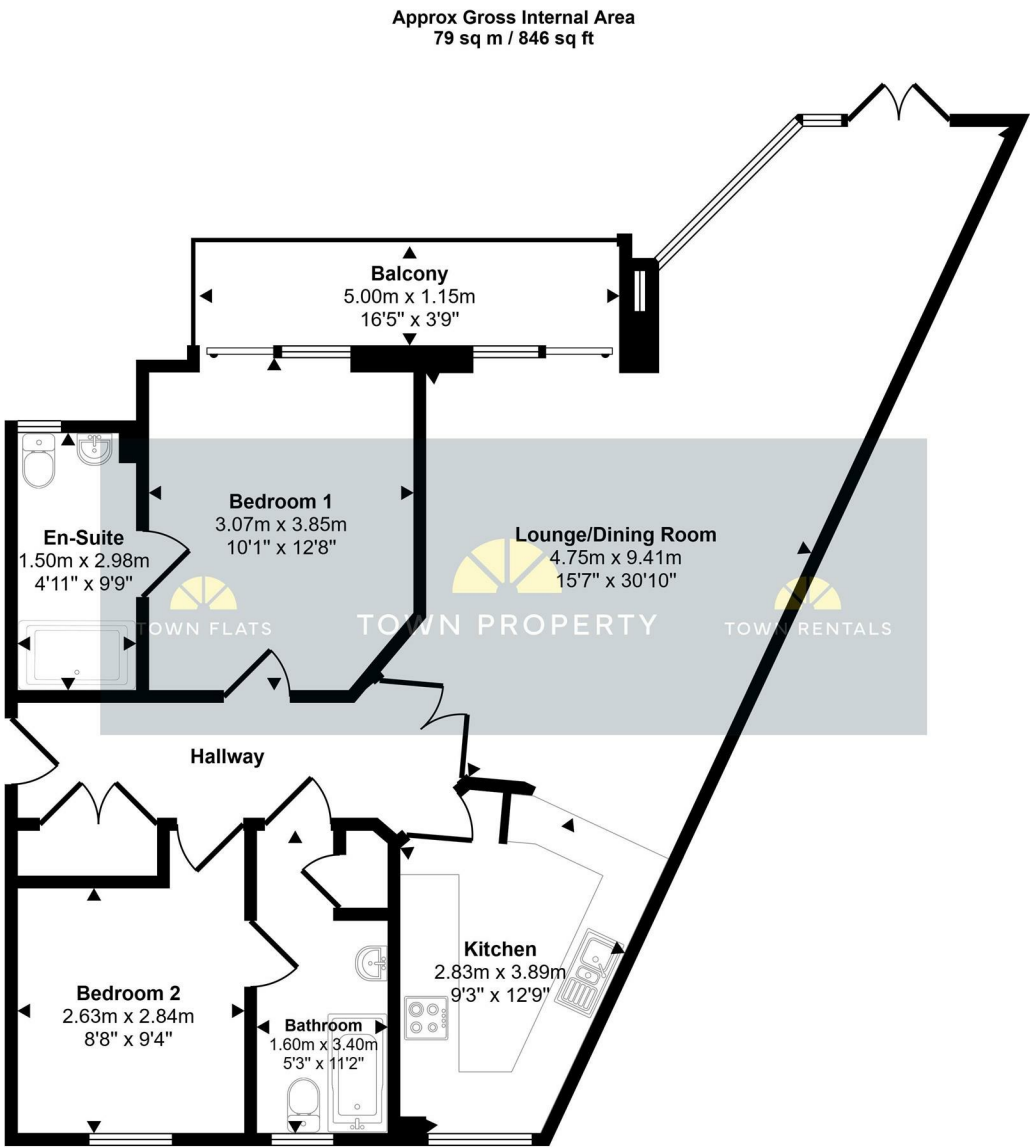
Suite comprising panelled bath with chrome mixer tap. Low level WC with hidden cistern. Wash hand basin. Heated towel rail. Airing cupboard housing.

Parking

Double tandem garage with power and direct access from a secure door into the communal hallway.

EPC = D

Council Tax Band = E



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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: £140 per annum
Maintenance: £824.44 per quarter
Harbour Charge: £345 per annum
Lease: 125 years from 2003. We have been advised of the lease term, we have not seen the lease