



TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



2 Bathroom

£350,000



12 Christchurch Place, Eastbourne, BN23 5AP

A truly stunning and luxurious 2 bedroom apartment with partial harbour views. This beautifully presented 2 bedroom first floor South facing apartment is located within the prestigious Henley Park development in the Sovereign Harbour. Recently refurbished to an exceptionally high standard, this luxurious property offers elegant and spacious accommodation throughout. The apartment features 2 generous double bedrooms, both with fitted wardrobes and stylishly refitted en-suite to the master bedroom and a contemporary family bathroom. Also recently refitted is the luxury high-spec kitchen with integrated appliances, a bright & airy double aspect lounge/dining room, opening onto 2 private balconies with partial views towards the harbour and over the exclusive development. The property is perfectly positioned within walking distance of the harbour's vibrant bars and restaurants, this home combines modern comfort with an enviable harbour lifestyle. An internal inspection is highly recommended to fully appreciate the quality, location and lifestyle on offer.



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Main Features

- Beautifully Presented & Spacious South Facing Harbour Apartment
- 2 Bedrooms
- First Floor
- Double Aspect Lounge/Dining Room
- 2 x Sun Balconies
- Double Aspect Fitted Kitchen With Integrated Appliances
- En-Suite Shower Room/WC
- Modern Bathroom/WC
- Double Glazing
- Garage

Entrance

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

Hallway

Radiator. Video entryphone handset. Coved ceiling. Inset spotlights. Built-in cupboard with fixed shelving further built-in cupboard housing gas boiler.

Double Aspect Lounge/Dining Room

18'11 x 17'4 (5.77m x 5.28m)

Radiator. Television point. Inset spotlights. Coved ceiling. Double glazed windows to side & rear aspects. Double glazed door to -

2 x Balconies

With views to the side and rear of the development.

Double Aspect Fitted Kitchen

12'9 x 9'2 (3.89m x 2.79m)

Range of fitted wall and base units. Granite worktops with inset sink with mixer tap and drainer. Built-in 'AEC' has hob and 'eye' level oven with contemporary style extractor fan. Integrated fridge/freezer, washing machine & dishwasher. Breakfast bar. Tiled floor. Radiator. Inset spotlights. Double glazed windows to front and side aspects.

Bedroom 1

11'1 x 10'3 (3.38m x 3.12m)

Radiator. Coved ceiling. Inset spotlights. Fitted wardrobes with mirrored sliding doors. Double glazed window. Double glazed door to sun balcony. Further door to -

En-Suite Shower Room/WC

Suite comprising panelled shower cubicle with rainwater shower head. Low level WC. with concealed cistern. Wash hand basin with mixer tap. Tiled floor. Part tiled walls. Heated towel rail. Inset spotlights. Extractor fan.

Bedroom 2

9'11 x 9'11 (3.02m x 3.02m)

Radiator. Built-in wardrobes with mirrored sliding doors. Double glazed window.

Modern Bathroom/WC

White suite comprising bath with chrome mixer tap. Low level WC with concealed cistern and vanity unit with inset wash hand basin, chrome mixer tap and drawers below. Tiled floor. Part tiled walls. Heated towel rail. Inset spotlights. Extractor fan.

Outside

There are well maintained communal gardens.

Parking

The flat has a lock-up garage with an up & over door.

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: £200 per annum

Maintenance: £2846 per annum

Lease: 999 years from 2003. 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.