



TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



2 Bathroom

£250,000



Flat 12, 27 Eugene Way, Eastbourne, BN23 5BH

GUIDE PRICE £250,000 to £265,000

Town Flats are delighted to offer for sale this well presented two bedroom flat, forming part of this attractive development in Eastbourne's popular Sovereign Harbour North. The property boasts wonderful views of The English Channel and beyond, with direct access to the seafront that enjoys further views along the coast and of the historic Martello Tower. The flat itself enjoys two double bedrooms, one with en-suite. A fitted kitchen, Jack and Jill bathroom and a sun balcony accessed via the living room and main bedroom. The exciting Marina development is a short walk away that enjoys bars, cafes, and restaurants. An internal inspection comes highly recommended.



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Flat 12, 27 Eugene Way,
Eastbourne, BN23 5BH

£250,000

Main Features

- Seafront Apartment
- 2 Bedrooms
- Third (Top) Floor
- Lounge
- Sun Balcony With Stunning Sea Views
- Fitted Kitchen
- En-Suite Shower Room/WC
- Jack & Jill Bathroom/WC
- Double Glazing
- Garage With Further Parking In Front

Entrance

Communal entrance with security entry phone system. Stairs to third (top) floor private entrance door to -

Hallway

Storage cupboard.

Lounge

17'4 x 10'8 (5.28m x 3.25m)

Electric heater. Carpet. Double glazed window to side aspect. Double glazed tilt & slide door to -

Sun Balcony

21'2 x 3'1 (6.45m x 0.94m)

With stunning views towards the sea.

Fitted Kitchen

11'7 x 6'9 (3.53m x 2.06m)

Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in electric hob & oven. Extractor cooker hood. Built-in dishwasher, washing machine and under counter fridge & freezer. Vinyl flooring. Double glazed window to front aspect.

Bedroom 1

15'8 x 9'0 (4.78m x 2.74m)

Electric heater. Double glazed tilt & slide door to sun balcony. Door to -

En-Suite Shower Room

Suite comprising shower cubicle with wall mounted shower. Wall mounted wash hand basin with mixer tap. Low level WC. Shaver point. Vinyl flooring. Electric heated towel rail. Extractor fan.

Bedroom 2

10'0 x 8'10 (3.05m x 2.69m)

Electric heater. Double glazed French doors to Juliette balcony. Door to Jack & Jill bathroom.

Jack & Jill Bathroom/WC

Suite comprising panelled bath with chrome mixer tap and shower attachment. Wall mounted wash hand basin with mixer tap set in vanity unit. Low level WC. Shaver point. Vinyl flooring. Electric heated towel rail. Extractor fan. Airing cupboard housing hot water cylinder.

Tandum Style Garage

Up & over door, electric power & light. Parking space in front. Additional storage cupboard.

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: £140 per annum

Maintenance: £537.25 per quarter PLUS £340.05 per annum for harbour charge

Lease: 125 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.