



TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

£209,950



Flat 3, 18 Santa Cruz Drive, Eastbourne, BN23 5TX

A two bedroom second floor apartment forming part of this small block of four. Situated on the popular Sovereign Harbour South development the flat offers spacious, well-proportioned accommodation comprising of two double bedrooms, one with en-suite shower room, fitted kitchen with integrated appliances, modern bathroom and spacious lounge. The flat benefits from far reaching down land views from the front and water feature from the rear. The harbours range of bars and restaurants and Eastbourne seafront are all within comfortable walking distance. An internal inspection comes very highly recommended. CHAIN FREE



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Main Features

- Spacious Harbour Apartment
- 2 Bedrooms
- Second Floor
- Double Aspect Lounge
- Sun Balcony
- Fitted Kitchen
- Modern Bathroom
- En-Suite Shower Room/WC
- Allocated Parking Space
- CHAIN FREE

Entrance

Communal entrance with security entryphone system. Stairs to second floor private entrance door to -

Hallway

Radiator. Airing cupboard housing hot water cylinder. Entryphone handset. Coved ceiling. Built-in cupboard with hanging rail and overhead storage.

Double Aspect Lounge

16'6 x 12'6 (5.03m x 3.81m)

Radiator. Coved ceiling. Wall lights. Television point. Double glazed window to side aspect. Double glazed door to -

Sun Balcony

With far reaching rooftop views towards the South Downs.

Fitted Kitchen

10'0 x 8'3 (3.05m x 2.51m)

Range of fitted high gloss wall and base units with chrome handles. Worktop with inset one and a half bowl single drainer sink unit with chrome mixer tap. Built-in gas hob and electric double oven with splashback and extractor cookerhood. Integrated washing machine and fridge/freezer. Inset spotlights. Double glazed window.

Bedroom 1

12'3 x 12'0 (3.73m x 3.66m)

Radiator. Television point. Built-in double wardrobe. Door to -

En-Suite Shower Room/WC

White suite comprising shower cubicle. Low level WC. Pedestal wash hand basin with chrome mixer tap. Part tiled walls. Inset spotlights. Radiator. Extractor fan. Frosted double glazed window.

Bedroom 2

13'9 x 10'0 (4.19m x 3.05m)

Radiator. Television point. Double glazed window with far reaching views towards the South Downs.

Modern Bathroom/WC

White suite comprising panelled bath with chrome mixer tap and shower over with shower screen. Low level WC. Pedestal wash hand basin with chrome mixer tap. Part tiled walls. Inset spotlights. Extractor fan. Radiator.

Parking

The flat has an allocated parking space.

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: £180 per annum

Maintenance: £619.27 half yearly

Harbour Charge: £288 per annum

Water Feature Charge: £267 per annum

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.