



TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

£159,950



26 Quebec Close, Eastbourne, BN23 5RJ

A CHAIN FREE one bedroom first floor apartment situated on the popular Sovereign Harbour South development. Being within comfortable walking distance of the seafront and harbours bars & restaurants the flat benefits from a double bedroom, spacious lounge/dining room, fitted kitchen & bathroom and an allocated parking space. The flat has an extended lease term and an internal inspection comes highly recommended.



www.town-property.com



info@townflats.com

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Eastbourne, BN23 5RJ

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Main Features

- Well Presented Harbour Apartment
- 1 Bedroom
- First Floor
- Double Aspect Lounge/Dining Room
- Fitted Kitchen
- Bathroom/WC
- Double Glazing
- Electric Heating
- Allocated Parking Space
- CHAIN FREE

Entrance

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

Hallway

Electric heater. Coved ceiling.

Double Aspect Lounge/Dining Room

19'3 x 9'2 (5.87m x 2.79m)

Electric heating. Feature fireplace. Double glazed window to side & rear aspects.

Fitted Kitchen

8'10 x 6'7 (2.69m x 2.01m)

Range of fitted white wall and base units. Worktop with inset one & a half bowl Built-in single drainer sink unit and mixer tap. Built-in electric hob & oven. Stainless steel extractor cooker hood. Plumbing and space for washing machine. Part tiled walls. Double glazed window.

Bedroom

12'1 x 9'4 (3.68m x 2.84m)

Electric heating. Built-in wardrobe with mirrored doors. Double glazed window to front aspect.

Bathroom/WC

White suite comprising panelled bath with shower screen and shower over. Low level WC. Pedestal wash hand basin with mixer tap. Airing cupboard housing hot water cylinder. Wall mounted electric heater. Extractor fan.

Parking

The flat has an allocated parking space to the rear.

Council Tax Band = A

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: Awaiting confirmation

Maintenance: £1664.79 per annum

Lease: 125 years from 2020.

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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.