

23 Anguilla Close,  
Eastbourne, BN23 5TS

Leasehold

Guide Price  
£350,000 - £375,000



3 Bedroom 1 Reception 3 Bathroom



TOWN FLATS

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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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Stunning panoramic sea views can be enjoyed from this superb and rarely available WATERFRONT penthouse apartment in Eastbourne's exciting marina development. The apartment features a spacious double aspect sitting room with adjoining balcony with a lovely Westerly aspect and views to the outer marina. Having three double bedrooms, two with en suites, there is also a generous double aspect kitchen/dining room with integrated appliances and views towards to Sea, a historic Martello Tower and the Victorian Pier. Presented to a high standard of decoration throughout, there is a further bathroom/wc and an allocated parking space is included in the under croft garage. Visitor parking spaces also exist. The waterfront cafes and restaurants, Haven school and Crumbles shopping complex are also within close walking distance. Eastbourne town centre is approximately one and half miles distant.

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Main Features

- CHAIN FREE Marina Penthouse Apartment With Stunning Panoramic Views
- 3 Bedrooms
- Fifth (top) Floor
- Sitting Room
- Sun Balcony With Views Of The Sea, South Downs & Harbour
- Double Aspect Fitted Kitchen/Dining Room
- 2 En-Suite Shower Room/WC
- Family Bathroom/WC
- Double Glazing
- Allocated Parking & Further Residents Parking

**Entrance**  
Communal entrance with security entry phone system. Stairs & lift to fifth (top) floor private entrance door to -

**Hallway**  
Radiator. Two large storage cupboards. Ceramic tiled floor.

**Sitting Room**  
19'1 x 12'9 (5.82m x 3.89m )  
Three radiators. Double glazed windows and doors to -

**Sun Balcony**  
With South Westerly sea, South Downs and harbour views.

**Double Aspect Fitted Kitchen/Dining Room**  
14'8 x 14'2 (4.47m x 4.32m )  
Range of fitted lightwood wall and base units. Worktop with inset single drainer sink unit and mixer tap. Integrated dishwasher, washing machine and fridge/freezer. Built-in oven with hob & extractor cooker hood above. Part tiled walls. Tiled floor. Radiator. Double glazed windows.

**Bedroom 1**  
17'9 x 9'7 (5.41m x 2.92m )  
Radiator. Built-in wardrobe. Double glazed window. Door to -

**En-Suite Shower Room/WC**  
Suite comprising shower cubicle with wall mounted shower. Low level WC. Pedestal wash hand basin with mixer tap. Tiled floor. Tiled walls. Extractor fan. Shaver point. Heated towel rail.

**Bedroom 2**  
11'9 x 9'9 (3.58m x 2.97m )  
Radiator. Built-in wardrobe. Double glazed window. Double glazed door to sun balcony. Door to -

**En-Suite Shower Room/WC**  
Suite comprising shower cubicle with wall mounted shower. Low level WC. Pedestal wash hand basin with mixer tap. Tiled floor. Tiled walls. Extractor fan. Shaver point. Heated towel rail.

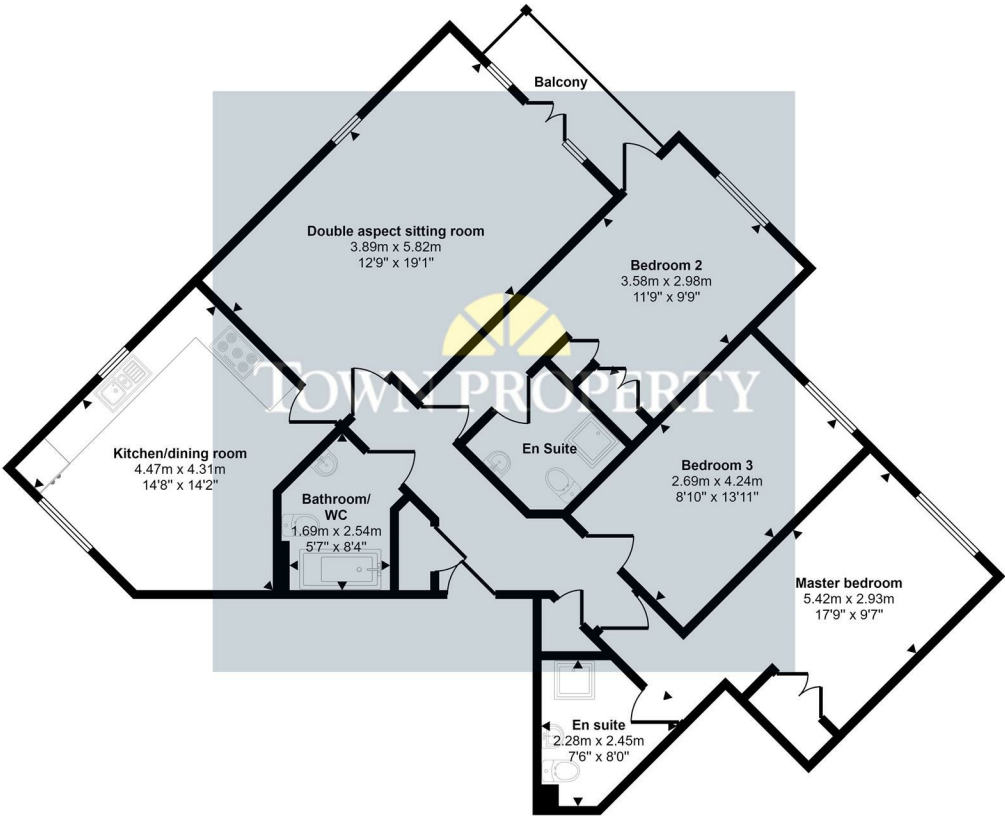
**Bedroom 3**  
13'11 x 8'10 (4.24m x 2.69m )  
Radiator. Double glazed window.

**Modern Bathroom/WC**  
White suite comprising panelled bath with chrome mixer tap, shower attachment and shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Heated towel rail. Shaver point. Extractor fan.

**Parking**  
There is an allocated parking space - No.23 within the under croft garage. Visitor parking also exists outside.

**EPC = C**

**Council Tax Band = F**



Floorplan

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: Included in maintenance charge.**  
**Maintenance: £1262.03 paid half yearly and includes building insurance and ground rent charges.**  
**Lease: 125 years from 2005. We have been advised of the lease term, we have not seen the lease.**

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