



# TOWN FLATS



01323 416600

Leasehold

Guide Price £220,000 -  
£235,000



2 Bedroom



1 Reception



1 Bathroom



## 14 Royal Sovereign View, Eastbourne, BN23 6EQ

\*\*\*GUIDE PRICE £220,000 to £240,000\*\*\*

An extremely well presented 2 bedroom first floor apartment that is situated directly on Langney Point seafront. Benefitting from wonderful sea views the flat benefits from a refitted kitchen & bathroom, double & triple glazing, electric heating and an allocated parking space. The harbours bars and restaurants are within comfortable walking distance and the lease is in excess of 100 years. An internal inspection comes very highly recommended.



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## Main Features

- Extremely Well Presented Seafront Apartment
- 2 Bedrooms
- First Floor
- Double Aspect Lounge
- Sun Balcony With Glorious Views Of The Sea
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Allocated Parking Space

## Entrance

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

## Hallway

Entryphone handset. Coved ceiling. Built-in cupboard. Airing cupboard housing hot water cylinder.

## Double Aspect Lounge

16'7 x 12'5 (5.05m x 3.78m )

Night storage heater. Coved ceiling. Double glazed window to side and rear aspect. Double glazed door to -

## Sun Balcony

With glorious views of the sea.

## Double Aspect Fitted Kitchen

12'6 x 10'2 (3.81m x 3.10m )

Modern range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob. Plumbing and space for washing machine and tumble dryer. Built-in wine cooler. Breakfast bar. Double glazed window to front and rear aspect.

## Bedroom 1

10'7 x 9'6 (3.23m x 2.90m )

Night storage heater. Built-in wardrobe with mirrored sliding door. Triple glazed window to front aspect.

## Bedroom 2

9'7 x 6'8 (2.92m x 2.03m )

Built-in wardrobe with hanging rail. Double glazed window to front aspect.

## Modern Bathroom/WC

White suite comprising panelled bath with chrome mixer tap and shower attachment. Low level WC. Pedestal wash hand basin. Part tiled walls. Chrome heated towel rail. Coved ceiling. Frosted double glazed window.

## Parking

The flat has an allocated parking space.

EPC = C

Council Tax Band = B

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: £710 paid half yearly**

**Lease: 127 years from 2001. 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.