



TOWN FLATS



01323 416600

Leasehold - Share of Freehold



2 Bedroom



1 Reception



2 Bathroom

£365,000



9 Panama Reach, Phoenix Drive, Eastbourne, BN23 5PL

A truly stunning two bedroom split level apartment with glorious harbour and downland views from the west facing balcony. Having undergone significant improvement the apartment benefits from a luxury open plan fitted kitchen with integrated appliances, two double bedrooms both with fitted wardrobes and En-Suite shower rooms and a beautiful lounge with French doors to the sun balcony with uninterrupted panoramic views. Further benefits include double glazing, gas central heating and a garage. The seafront and harbours bars and restaurants are all within comfortable walking distance and an internal inspection comes very highly recommended.



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9 Panama Reach, Phoenix Drive, Eastbourne BN23 5PL

£365,000

Main Features

- Purpose Built Flat
- Split Level 2nd & 3rd Floor
- 2 Double Bedrooms
- Cloakroom
- Lounge
- Westerly Facing Balcony
- Fitted Kitchen
- En-Suite Shower Room/WC's to Bedrooms
- Garage
- CHAIN FREE

Entrance

Communal entrance with video security entry phone system. Stairs to second floor. Private entrance door to-

Entrance Hallway

Radiator. Inset spotlights. Built in cupboard with hanging rail. Airing cupboard housing hot water cylinder. Stairs to third floor. Video entry phone handset. Under stairs cupboard. Door to-

Cloakroom

Low level WC. Wash hand basin. Part tiled walls. Tiled flooring. Inset spotlights. Radiator. Extractor fan.

Lounge

27'10 x 13'0 (8.48m x 3.96m)

Radiators. Inset spotlights. TV point. Double glazed windows and french doors to-

Balcony

Approximately 18' in width with stunning views over the North Harbour.

Fitted Kitchen

27'10 x 13'0 (8.48m x 3.96m)

Luxury refitted range of wall and base units, worktops with matching splashback, inset single drainer sink unit and mixer tap. Built in electric hob with electric double oven under and extractor cooker hood over. Integrated fridge and freezer. Integrated dishwasher, microwave and washer dryer. Wall mounted cupboard housing gas boiler. Inset spotlights. Radiator. Breakfast bar with fitted base unit. Double glazed window.

Stairs to Third Floor Landing

Radiator. Loft Hatch (not inspected). Inset spotlights.

Bedroom 1

12'5 x 10'11 (3.78m x 3.33m)

Radiator. TV point. Modern range of fitted high gloss cupboards. Double glazed french doors to Juliette balcony. Door to-

En-Suite Modern Shower Room/WC

White suite comprising of shower cubicle. Low level WC. Pedestal wash hand basin. Tiled flooring. Part tiled walls. Radiator. Skylight. Inset spotlights. Extractor fan.

Bedroom 2

10'11 x 10'4 (3.33m x 3.15m)

Radiator. Fitted wardrobes. Velux skylights. Door to-

En-Suite Shower Room/WC

White suite comprising of shower cubicle. Low level WC. Pedestal wash hand basin. Tiled walls. Inset spotlights. Tiled flooring. Extractor fan.

Outside

The glorious balcony has non slip decking and glass balustrade that provides stunning panoramic views of the North Harbour.

Garage

The flat has a garage with an electric roller door.

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: N/A

Maintenance: Approximately £2000 - £2400 per annum. Paid half yearly & includes building insurance and contribution to reserve fund.

Lease: 125 years from 2002. 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.