



TOWN FLATS



01323 416600

Leasehold

2 Bedroom

1 Reception

2 Bathroom

£199,950



126 Caroline Way, Eastbourne, BN23 5AY

A rare opportunity to acquire this spacious two bedroom second floor apartment perfectly positioned on the beachfront, offering uninterrupted, panoramic views of the sea and beach. Located in the sought after Sovereign Harbour North development, this beautifully presented property is being sold CHAIN FREE and would make an ideal full time residence, coastal retreat or investment. The accommodation comprises two generous double bedrooms, with the master benefiting from an en-suite shower room/WC, a further modern family bathroom and a stylish open plan fitted kitchen complete with integrated appliances. The bright bay windowed lounge opens onto a large private sun balcony, providing the perfect space to relax and take in the stunning coastal surroundings. Just a short stroll from the vibrant harbourfront with its array of bars, cafés and restaurants, this apartment truly combines lifestyle and location.

126 Caroline Way,
Eastbourne, BN23 5AY

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Main Features

- Well Presented Beachfront Apartment
- 2 Bedrooms
- Second Floor
- Open Plan Lounge/Fitted Kitchen
- Sun Balcony With Stunning Uninterrupted Sea Views
- En-Suite Shower Room/WC
- Modern Bathroom/WC
- Double Glazing
- Allocated Undercroft Parking Space
- CHAIN FREE

Entrance

Communal entrance with security entry phone system. Stairs and lift to second floor private entrance door to -

Hallway

Radiator. Cupboard housing boiler. Entryphone handset.

Open Plan Lounge/Fitted Kitchen

20'6 x 15'0 (6.25m x 4.57m)

Radiator. Carpet. Double glazed window and doors to -

Sun Balcony

With stunning uninterrupted sea views.

Fitted Kitchen Area

8'2 x 7'0 (2.49m x 2.13m)

Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset four ring gas hob and double oven under. Extractor cooker hood. Integrated dishwasher, washing machine and fridge/freezer. Laminate flooring.

Bedroom 1

10'9 x 9'11 (3.28m x 3.02m)

Radiator. Built-in wardrobe. Double glazed window with sea views. Door to -

En-Suite Shower Room/WC

Suite comprising shower cubicle with wall mounted shower. Pedestal wash hand basin. Low level WC. Heated towel rail. Laminate flooring.

Bedroom 2

11'3 x 8'8 (3.43m x 2.64m)

Radiator. Double glazed window with sea views.

Modern Bathroom/WC

Suite comprising panelled bath with central chrome mixer tap. Pedestal wash hand basin with mixer tap. Low level WC. Heated towel rail. Tiled flooring.

Parking

The flat has an allocated undercroft parking space.

EPC = B

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: £251.34

Maintenance: £2353.28 per annum

Lease: 127 years remaining. We have been advised of the remaining lease term, we have not seen the lease

www.town-property.com | E. info@townflats.com | T. 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.