



TOWN FLATS



01323 416600

Leasehold

Guide Price

£330,000 - £340,000



3 Bedroom



1 Reception



2 Bathroom



56 San Juan Court, Eastbourne, BN23 5TP

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A beautifully presented three double bedroom, second floor apartment located in the highly sought after South Harbour area of Eastbourne. Enjoying stunning water feature views from every room, this spacious home offers an exceptional blend of comfort, style and waterside living. The property features a bright and airy double aspect lounge with direct access to a wrap-a-round balcony, perfect for relaxing or entertaining while taking in the tranquil harbour scenery. The well planned layout includes three generous double bedrooms, with the master benefiting from its own en-suite shower room/WC. Further advantages include gas central heating, allocated parking and ample storage throughout. Situated just yards from the beach, as well as the harbour's vibrant selection of restaurants, cafés and shops, this apartment makes an ideal coastal residence or holiday retreat. A rare opportunity to secure a spacious harbourside home in one of Eastbourne's most popular waterfront locations.



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Main Features

- Spacious Harbour Apartment Yards From The Sea
- 3 Bedrooms
- Second Floor
- Double Aspect Lounge
- Wrap-A-Round Balcony With Views Of the Water Features
- En-Suite Shower Room/WC
- Modern Bathroom/WC
- Double Glazing & Gas Central Heating
- Allocate Parking Space

Entrance

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

Spacious Hallway

Radiator. Entryphone handset. Airing cupboard housing hot water cylinder. Further cupboard.

Double Aspect Lounge

14'1 x 14'0 (4.29m x 4.27m)
2 radiators. 2 sets of double glazed French doors leading to -

Wrap-A-Round Balcony

With views of the water features and towards the sea.

Fitted Kitchen

12'10 x 7'5 (3.91m x 2.26m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset electric hob and extractor cooker hood above. Built-in double electric oven. Integrated fridge/freezer, dishwasher and washing machine. Radiator. Double glazed window with views over the water features.

Bedroom 1

14'2 x 7'11 (4.32m x 2.41m)
Radiator. Two double built-in wardrobes. Double glazed window with views over the water features. Door to -

En-Suite Shower Room/WC

Suite comprising large shower cubicle. Low level WC. Wash hand basin with mixer tap. Heated towel rail.

Bedroom 2

11'3 x 10'1 (3.43m x 3.07m)
Radiator. Double built-in wardrobe. Double glazed window with views over the water features.

Bedroom 3

13'2 x 7'2 (4.01m x 2.18m)
Radiator. Double glazed window with views over the water features.

Modern Bathroom/WC

White suite comprising panelled bath with chrome mixer tap and shower attachment. Low level WC. Wash hand basin with mixer tap. Heated towel rail.

Parking

The flat benefits from an allocated parking space.

Council Tax Band = E

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: £100 per annum

Maintenance: £3000 per annum

Lease: 102 years remaining. 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.