



36 St Kitts Drive, Eastbourne, BN23 5TL

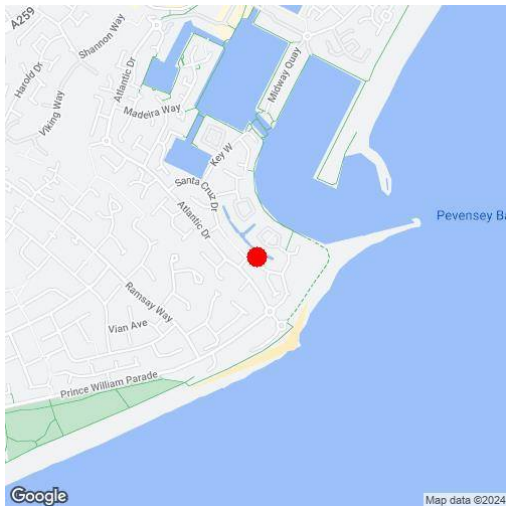
Price £259,950 | Leasehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

An impressive second floor apartment situated in Sovereign Harbour South enjoying superb views towards the sea, the outer harbour and water feature. The property is presented in excellent decorative condition and offers generous accommodation comprising a reception hall, a living room leading to wrap around sun balcony, a fitted kitchen, three bedrooms (the master having an en-suite shower room and a family shower room). Additional benefits include gas fired central heating uPVC double glazed windows and doors and secure underground parking. St Kitts Drive is well located in the South Harbour and is within easy reach of the marina amenities including shopping facilities and restaurants. Eastbourne town centre and railway station are approximately 3 miles away, whilst there are a number of supermarkets in the vicinity.





## At a Glance:

- Second floor apartment
- Three bedrooms
- En-suite to master
- Views of sea, outer harbour and water feature
- Lounge with balcony
- Kitchen
- Secure undercroft parking
- Lift to all floors

### Accommodation:

#### COMMUNAL FRONT DOOR

#### STAIRS & PASSENGER LIFT TO SECOND FLOOR

#### RECEPTION HALL

#### LIVING ROOM

16'3" (4.95m) Max x 14'5" (4.39m)

#### SUN BALCONY

Enjoying superb views towards the sea, the outer harbour and the water feature

#### FITTED KITCHEN

13'3" (4.04m) x 7'5" (2.26m)

#### BEDROOM ONE

14'8" (4.47m) x 10'3" (3.12m) Max

#### EN-SUITE SHOWER ROOM

#### BEDROOM TWO

12'2" (3.71m) Plus Recess x 10'4" (3.15m)

#### BEDROOM THREE

13'4" (4.06m) x 7'5" (2.26m)

#### FAMILY SHOWER ROOM

#### SECURE UNDERGROUND PARKING

#### LEASE:

103 year remaining.

#### MAINTENANCE:

£2,496.16 per annum plus £268.47 water feature per annum.

#### PETS:

Yes, dogs, cats and birds only.

#### SUB-LETTING:

Allowed.

#### GROUND RENT:

£100 per annum.

#### COUNCIL TAX:

Band 'E'

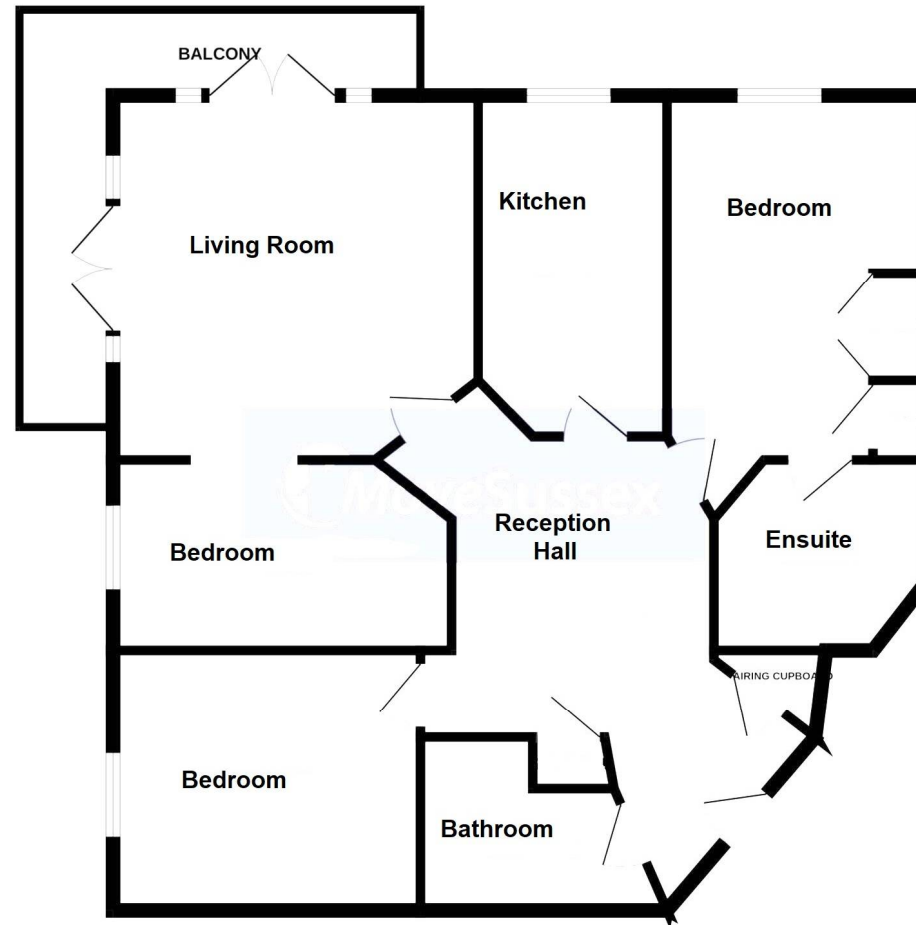
#### EPC:

'B'

(All details concerning the terms of the Lease and outgoing are subject to verification.)



## SECOND FLOOR



Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

 **Leaper  
Stanbrook**

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