



35 Dominica Court, Sovereign Harbour, Eastbourne, BN23 5TR

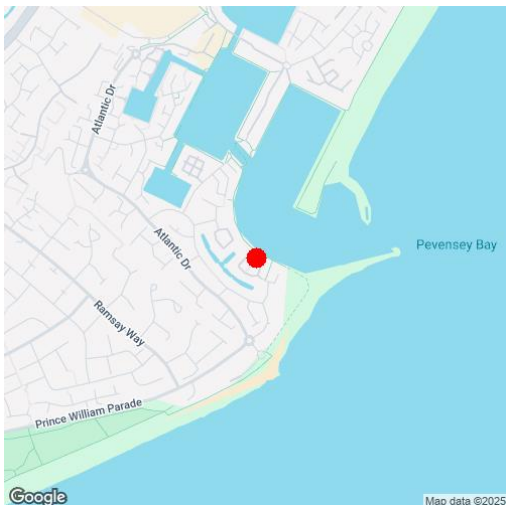
Price £244,950 | Leasehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A beautifully presented two double bedroom flat in a secure gated development with balcony and gorgeous views located on the popular Sovereign Harbour South. Located on the third floor of this modern development, this delightful property is close to all the cafes, restaurants and leisure facilities that the harbour has to offer. Accommodation comprises communal entrance hall with stairs and passenger lift to all floors, private entrance hall with built in storage cupboards, sitting/dining room leading to a pleasant balcony overlooking an attractive water feature with views towards the sea in the distance. The kitchen is a particular feature and has been refitted within the last two year and boasts a range of fitted appliances and a comprehensive range of work surfaces, wall and floor cupboards & drawers. The property has two good size bedrooms with one having an en-suite shower room and there is a further modern refitted shower room accessed from the hall. There is the convenience of an allocated parking space as well as double glazing and gas central heating. This property is offered to the market CHAIN FREE.





At a Glance:

- Beautifully presented two bedroom third floor flat
- Popular South Harbour in a gated development
- Allocated parking space
- Views of water feature and sea
- Balcony
- Modern fully fitted kitchen
- Shower room and en-suite shower room
- Chain Free
- Sitting/dining room
- Double glazing and gas central heating

Accommodation:

COMMUNAL ENTRANCE HALL

STAIRS & PASSENGER LIFT TO 3RD FLOOR

PRIVATE ENTRANCE HALL

SITTING ROOM

12'11" (3.94m) x 12'5" (3.78m)

BALCONY

KITCHEN

7'11" (2.41m) x 7'9" (2.36m)

BEDROOM 1

17'10" (5.44m) x 9'6" (2.9m)

EN-SUITE SHOWER ROOM

BEDROOM 2

11'2" (3.4m) x 11'2" (3.4m)

SHOWER ROOM

ALLOCATED PARKING SPACE

MAINTENANCE:

£1,209 half yearly

LEASE:

TBC

GROUND RENT:

£100 per year

HARBOUR CHARGE:

£250 per year

WATER FEATURE CHARGE

£100 per year

SUB-LETTING:

Allowed

PETS:

Allowed

COUNCIL TAX:

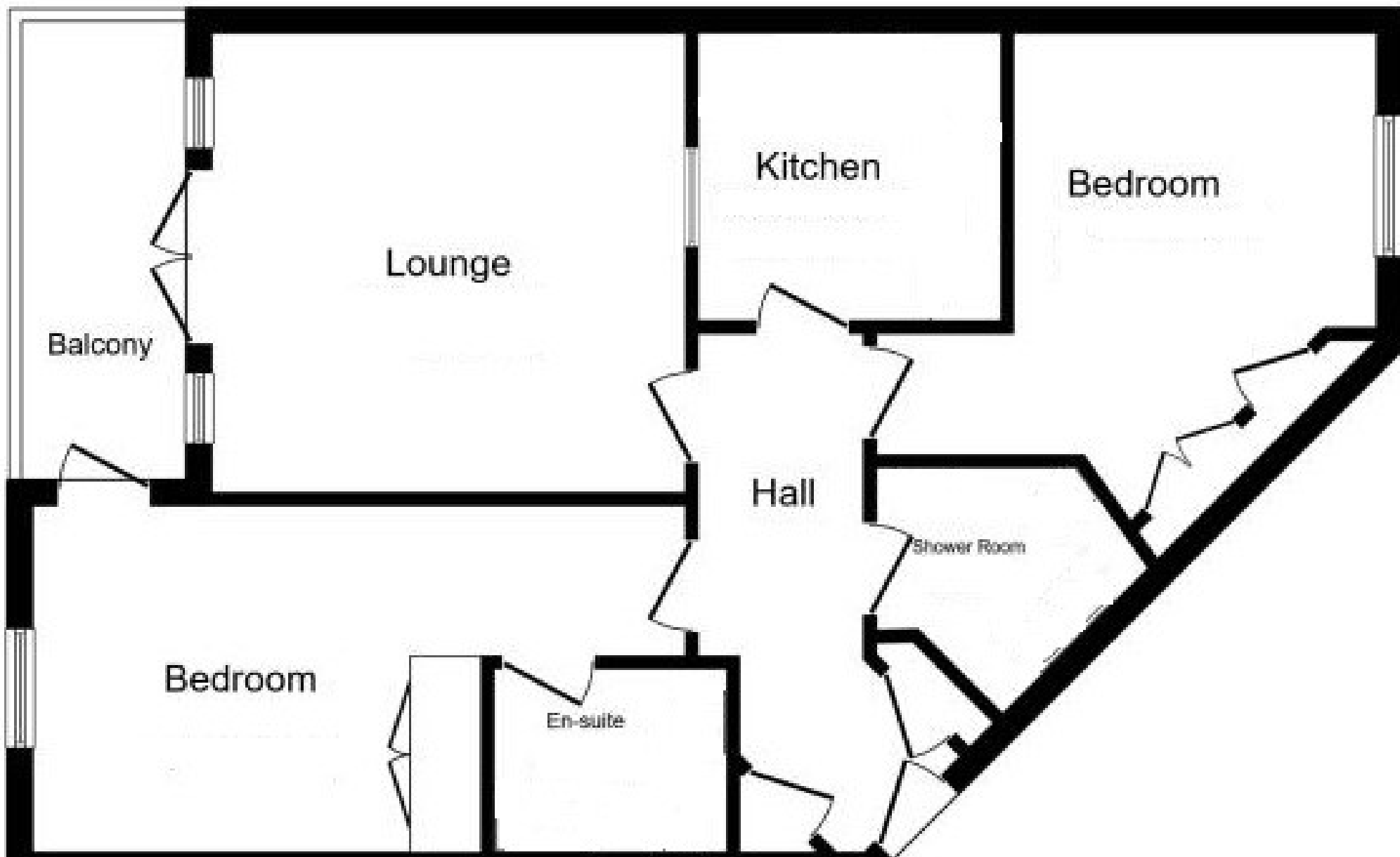
Band 'D'

EPC:

'C'

(All details concerning the terms of the Lease & outgoings are subject to verification)





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.

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