



11 Antigua Close, Eastbourne, BN23 5SZ

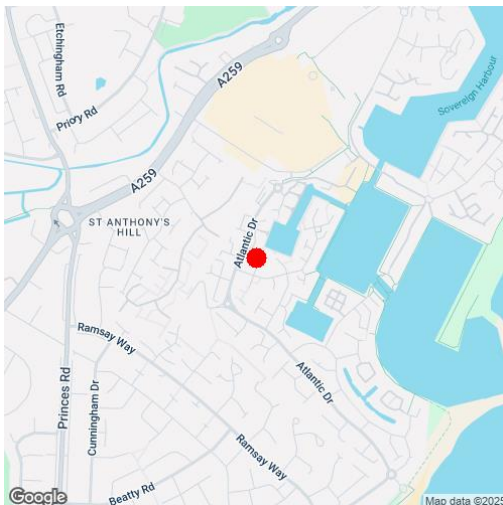
Price £280,000 | Leasehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A nicely presented two double bedroom ground floor flat on the popular Sovereign Harbour South boasting private garden and pleasant inner harbour views. This delightful property is offered to the market chain free and benefits from an allocated parking space and remainder of a 999 year lease. Bright and spacious accommodation comprises communal entrance hall, private entrance hall with built in storage, large sitting/dining room with French doors leading to the garden, fitted kitchen/breakfast room with area of work surface, matching wall and base units along with some built in appliances, two excellent size bedrooms with the main bedroom having access to the garden along with an en-suite shower room and the main bathroom is located off the hallway. A particular feature is the private garden which has been stylishly remodelled and re landscaped with areas of seating, patio and decorative stone and enjoying magnificent views of the inner harbour. The property is close to a number of shops, cafes and restaurants and comes with an allocated parking space. Additional benefits include double glazing and gas central heating.





At a Glance:

- Two bedroom ground floor flat
- Private landscaped garden
- Pleasant harbour views
- Chain Free
- Bathroom plus en-suite shower room
- Allocated parking space
- Close to shops, cafes and restaurants
- Spacious sitting/dining room
- Remainder of a 999 year lease
- Well presented throughout

Accommodation:

COMMUNAL ENTRANCE HALL

PRIVATE ENTRANCE HALL

SITTING ROOM

22'10" (6.96m) x 16'11" (5.16m) doors to private garden overlooking inner harbour

KITCHEN / BREAKFAST ROOM

16'1" (4.9m) x 8'5" (2.57m)

BEDROOM 1

10'11" (3.33m) x 10'0" (3.05m) doors to garden

EN-SUITE SHOWER ROOM

BEDROOM 2

10'11" (3.33m) x 9'4" (2.84m)

BATHROOM

OUTSIDE:

PRIVATE GARDEN

ALLOCATED PARKING SPACE

LEASE:

999 years from 1 January 2002

MAINTENANCE:

to be confirmed

GROUND RENT:

to be confirmed

HARBOUR CHARGE:

to be confirmed

PETS:

to be confirmed

LETTING:

to be confirmed

COUNCIL TAX:

Band 'D'

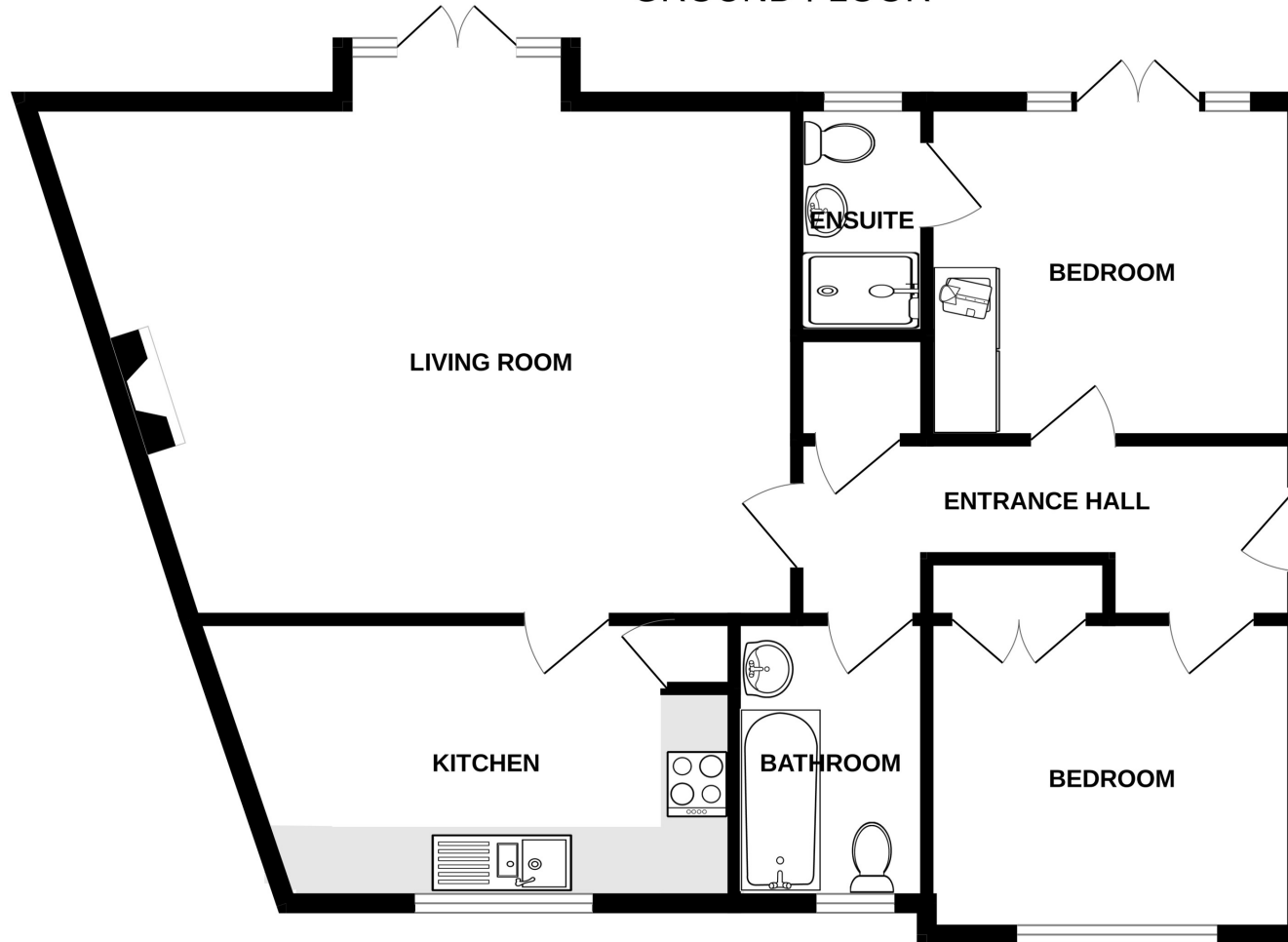
EPC:

'C'

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



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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