



TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

£179,950



5 The Portlands, Eastbourne BN23 5RD

A well presented two bedroom ground floor apartment, ideally located within a purpose built block in the highly sought after Sovereign Harbour. Offering easy access with no internal stairs, the property is perfect for a range of buyers and benefits from an allocated parking space, with additional on road parking available. The lease has been recently extended, with approximately 145 years remaining, providing long term peace of mind. Internally, the apartment is in excellent condition throughout, featuring a bright bay fronted open plan living space that creates a welcoming area for both relaxing and entertaining. The kitchen and bathroom have been recently updated, offering a modern and low-maintenance finish. Situated just a short walk from the harbour's shops, bars, and waterfront, this property combines convenience, style, and location - making it an ideal first-time purchase, downsizing option, or investment opportunity.

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Main Features

- Well Presented Harbour Apartment
- 2 Bedrooms
- Ground Floor
- Bay Windowed Lounge
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Electric Heating
- Allocated Parking Space
- Short Walk To Harbour, Waterfront, Shops, Bars & Restaurants

Entrance

Communal entrance with security entry phone system. Ground floor private entrance door to -

Entrance Porch

Door to -

Hallway

Entryphone handset. Cupboard.

Bay Windowed Lounge

16'10 x 11'4 (5.13m x 3.45m)

Electric Radiator. Double glazed bay window to rear aspect.

Fitted Kitchen

10'6 x 6'11 (3.20m x 2.11m)

Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Space for cooker and fridge/freezer. Plumbing and space for washing machine. Extractor cooker hood. Double glazed window to front aspect.

Bedroom 1

9'9 x 9'6 (2.97m x 2.90m)

Electric radiator. Fitted wardrobe. Double glazed window to rear aspect.

Bedroom 2

10'10 x 7'3 (3.30m x 2.21m)

Electric radiator. Fitted wardrobe. Double glazed window to front aspect.

Modern Bathroom/WC

Suite comprising panelled bath with chrome mixer tap, shower over, shower attachment and shower screen. Low level WC. Pedestal wash hand basin. Shaver point. Extractor fan. Heated towel rail. Part tiled walls.

Parking

Allocated parking space (No. 5).

EPC = D

Council Tax Band = B

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: £200 per annum

Maintenance: £2100 per annum

Harbour Charge: £295 per annum

Lease: 145 years remaining. We have been advised of the remaining 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.