TOWN FLATS

01323 416600

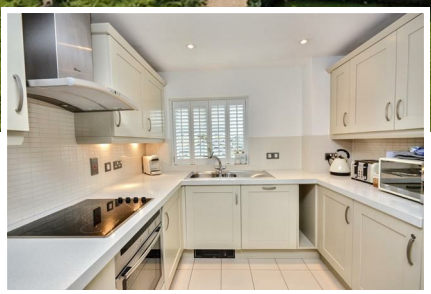
Leasehold

Guide Price
£250,000 - £270,000

2 Bedroom | 1 Reception | 2 Bathroom









Flat 14, 12 San Diego Way, Eastbourne, BN23 5BG

Guide Price £250,000-£270,000
Uninterrupted sea views are the notable feature of this first floor two bedroomed apartment in Eastbourne's exciting marina development. The property features a sitting room with an adjoining kitchen/breakfast room with fully integrated appliances and the sitting room gives access to a sea facing balcony which also serves the master bedroom. This has an en suite shower room/wc whilst the second bedroom boasts a Juliette balcony and is served with a 'Jack & Jill' en suite bathroom/wc. In excellent decorative order throughout, double glazing and electric heating extend throughout and the property is being sold CHAIN FREE. The stunning beaches, historic Martello Tower and waterfront cafes and restaurants are all within close walking distance whilst Pevensey Bay Village is approximately half a mile distant.

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Leasehold

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Main Features

- Beautifully Presented Beachfront Harbour Apartment With Stunning Panoramic Sea Views
- 2 Double Bedrooms
- First Floor
- Lounge/Dining Room Leading To Sun Balcony
- Open Plan Fitted Kitchen
- En-Suite Shower Room/WC
- Modern 'Jack & Jill' Bathroom/WC
- Gated Allocated Parking Space
- CHAIN FREE

Entrance
Communal entrance with communal entry phone. Staircase to first floor landing. Door to-

Hallway
Store cupboard. Wall mounted electric heater. Wood laminate flooring. Wall lights.

Lounge/Dining Room
20'10 x 10'6 (6.35m x 3.20m)
Wall mounted heater . Wood laminate flooring. Double glazed tilt and turn doors to rear aspect with access to -

Sun Balcony
With stunning panoramic uninterrupted views over the beach and towards the sea.

Open Plan Fitted Kitchen
8'5 x 7'1 (2.57m x 2.16m)
Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Inset four ring electric hob and electric oven under. Integrated washing machine, dishwasher and fridge freezer. Range of wall mounted units. Extractor. Breakfast bar. Tiled flooring. Inset spotlights. Double glazed window to rear aspect.

Bedroom 1
12'2 x 9'11 (3.71m x 3.02m)
Wall mounted electric heater. Carpet. Double glazed tilt and turn door to sun balcony.

En-Suite Shower Room/WC
Shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC set in vanity unit. Shaver point. Electric towel radiator. Tiled flooring. Tiled walls.

Bedroom 2
10'0 x 9'3 (3.05m x 2.82m)
Wall mounted electric radiator. Wood laminate flooring. Built in wardrobe. Double glazed double doors to front aspect with Juliette balcony. Door to -

Modern 'Jack & Jill' Bathroom/WC
Panelled bath with mixer tap and shower attachment. Wash hand basin with mixer tap. Low level WC set in vanity unit. Tiled walls. Tiled flooring. Wall mounted towel radiator. Door to airing cupboard. Frosted double glazed window.

Parking
The flat has a gated allocated parking space.

EPC = C

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: £140 per annum
Maintenance: £2148 per annum
Lease: 125 years from 2003. 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.