TOWN FLATS

01323 416600

Leasehold

2 Bedroom | 1 Reception | 2 Bathroom

£235,000









Flat 11, 14 San Diego Way, Eastbourne, BN23 5BG

This immaculate chain free beachfront apartment is ideally positioned within the highly sought after Chatsworth Strand development in Sovereign Harbour North, Eastbourne, enjoying beautiful views along the coastline. Offering two generous double bedrooms, the property is complemented by an ensuite shower room to the principal bedroom, together with a further Jack and Jill bathroom accessed from both bedroom two and the hallway. The well appointed kitchen benefits from a range of integrated appliances, while the bright and attractive accommodation provides a wonderful opportunity to enjoy coastal living. Further benefits include a tandem double garage and additional off road parking. Ideally situated within easy walking distance of the harbour's array of shops, restaurants, cafés and medical facilities, with excellent transport links also close by, this beautifully presented chain free apartment offers an excellent opportunity to enjoy a convenient coastal lifestyle.

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Main Features

- Immaculate Chain Free Second Floor Beachfront Apartment
- 2 Generous Double Bedrooms
- Triple Aspect Open Plan Lounge / Well Appointed Kitchen With Integrated Appliances
- Stunning Coastal Views Along The Eastbourne Coastline
- Principal Bedroom With En-Suite Shower Room/WC
- Jack & Jill Bathroom Accessed From Bedroom 2 & Hallway
- Tandem Double Garage And Additional Off Road Parking
- Highly Sought After Chatsworth Strand Development
- Easy Walking Distance To Harbour Shops, Restaurants, Cafés & Medical Facilities
- Excellent Transport Links & Convenient Coastal Lifestyle

Entrance
Communal entrance with security entry phone system. Stairs to second floor private entrance door to -

Hallway
Radiator. Cupboard. Entryphone handset.

Triple Aspect Open Plan Lounge/Fitted Kitchen
17'10 x 10'11 (5.44m x 3.33m)
2 radiators. Double doors from the hallway. Double glazed window and sliding doors to -

Sun Balcony
Enjoying stunning view towards the beachfront & sea. Accessed from the lounge & bedroom 1.

Fitted Kitchen
10'4 x 7'2 (3.15m x 2.18m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in electric hob and oven under. Extractor cooker hood. Integrated fridge/freezer, dishwasher and washing machine. Double glazed window.

Bedroom 1
12'10 x 8'8 (3.91m x 2.64m)
Radiator. Sliding door to balcony. Further door to -

En-Suite Shower Room/WC
Modern suite comprising panelled shower cubicle. Low level WC with concealed cistern. Wash hand basin set in vanity unit with cupboard under. Shaver point. Heated towel rail.

Bedroom 2
10'2 x 8'11 (3.10m x 2.72m)
Radiator. Built-in wardrobe. Double glazed door to Juliette balcony. Door to -

Jack & Jill Bathroom
Suite comprising panelled bath with chrome mixer tap, shower attachment and shower screen. Wash hand basin set in vanity unit with mixer tap and cupboard below. Shaver point. Low level WC. Airing cupboard. Extractor fan. Frosted double glazed window. Doors to bedroom 2 and hallway.

Outside
Communal gardens.

Parking
Integral tandem double garage with electric door and parking in front.

EPC = C

Council Tax Band = D

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: £566.17 per quarter
Sea Defence: £295.50 per annum
Lease: 101 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.