HUNT FRAME
ESTATE AGENTS



29 Santa Cruz Drive, Eastbourne, BN23 5TA

£170,000

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CHAIN FREE. A SPACIOUS and well presented TWO BEDROOM GROUND FLOOR purpose built apartment, located within the popular SOVEREIGN HARBOUR SOUTH area, with the added benefit of a COVERED PARKING SPACE. Enjoying a LARGE DUAL ASPECT SITTING ROOM with BALCONY, 11' 3" x 9' 10" MODERN KITCHEN, TWO DOUBLE BEDROOMS (with a master with EN-SUITE) and family bathroom. Also benefiting from double glazed windows and gas central heating.

The property is situated a short distance from the beach within the South Harbour, backing directly onto the Sovereign Harbour canal feature. The facilities of the harbour are close at hand whist Eastbourne town centre can be found approximately three and a half miles distant with its shopping centres, theatre complex and mainline railway station.







COMMUNAL ENTRANCE
Communal entrance with stairs to the upper floors ground floor access to the hallway.

HALLWAY
Private entrance into a spacious hallway, large storage cupboard with consumer unit, second cupboard housing the hot water tank with shelving, entry phone system, radiator, doors off to the sitting room, both bedrooms, kitchen and bathroom.

SITTING ROOM
16'7 x 10'11 (5.05m x 3.33m)
Dual aspect with a UPVC double glazed window to the side elevation with double opening double glazed French doors to the front aspect with fixed double glazed panels to the side, opening onto and overlooking the front gardens and giving access to the private wooden decked balcony, fireplace with surround, hearth and mantle with an inset electric fire, two radiators.

BALCONY
Accessed via the double doors in the sitting room, wooden decked area, balustrading to the front, with an aspect over the communal front gardens.

KITCHEN
10'10 x 9'5 (3.30m x 2.87m)
Modern range of floor standing and wall mounted units with complementary Roll edge worktop space, inset electric oven with a four ring gas hob and matching Neff canopied stainless steel extractor above, tiled splashbacks, inset one and half bowl sink unit with mixer tap and drainer, fitted Neff microwave oven, plumbing and space for a washing machine, integrated dishwasher, wine rack, space for an upright fridge/freezer, further storage cupboards, tiled flooring, recessed ceiling lighting, UPVC double glazed window to the rear aspect.

BEDROOM 1
10'2 x 9'11 (3.10m x 3.02m)
Master bedroom with a UPVC double glazed window to the front aspect, radiator, TV point, door to the en-suite.

EN-SUITE
Comprising of an enclosed shower cubicle which is fully tiled with a shower unit and hinged door to the front, low-level WC, pedestal wash hand basin, tiling to the floor and part tiling to the walls, radiator, light with shaver point, extractor fan, recessed ceiling lighting.

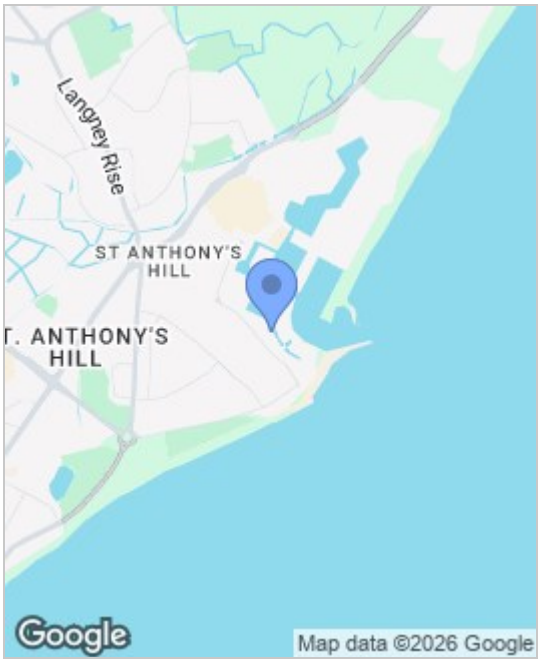
BEDROOM 2
11'2 x 10'2 (3.40m x 3.10m)
Double bedroom with a UPVC double glazed window to the rear aspect, radiator.

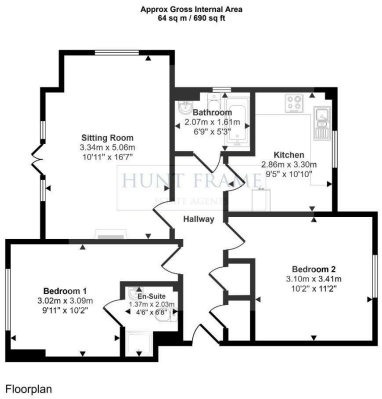
FAMILY BATHROOM
Comprising of a white suite of a panelled bath with a handheld shower attachment, part tiling to the walls, low-level WC, pedestal wash hand basin, tiled floor, radiator, light with shaver point, extractor fan, recessed ceiling lighting, UPVC double glazed patterned window window to the side aspect.

ALLOCATED PARKING
Covered allocated parking to the side aspect.

OUTGOINGS
LEASE: 125 YEARS FROM 01/01/2003 - 101 YEARS REMAINING
MAINTENANCE: APPROX £2600 PER ANNUM
GROUND RENT: APPROX £150 PER ANNUM
HARBOUR CHARGE: APPROX £400 PER ANNUM

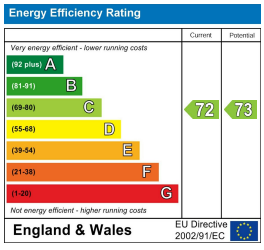
ANTI MONEY LAUNDERING REGULATIONS
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

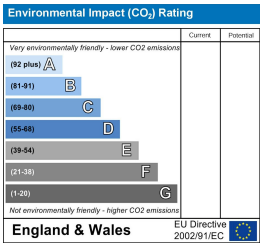




Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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