



TOWN FLATS



01323 416600

Leasehold

Guide Price

£300,000-£310,000



2 Bedroom



1 Reception



2 Bathroom



32 Christchurch Place, Eastbourne, BN23 5AP

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A well presented 2 bedroom ground floor apartment forming part of the luxury Henley Park development in the Sovereign Harbour. Being offered chain free the flat provides spacious and well proportioned accommodation comprising of two double bedrooms, the master having an En Suite shower room, a further bathroom, fitted kitchen with integrated appliances and a wonderful double aspect lounge/dining room that opens onto a private patio. The property is within easy walking distance of the Harbour bars and restaurants and The Crumbles retail park. An internal inspection comes highly recommended.



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info@townflats.com

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Main Features

- Newly Decorated Harbour Apartment
- 2 Double Bedrooms
- Ground Floor
- Double Aspect Lounge/Dining Room
- Kitchen/Breakfast Room with Integrated Appliances
- En Suite Shower Room
- Bathroom/WC
- Private Patio
- Garage
- CHAIN FREE

Communal Entrance

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

Hallway

Coved ceiling. Inset spotlights. Airing cupboard housing gas boiler with fixed shelving. Video entry phone handset. Built in cupboard.

Double Aspect Lounge/Dining Room

18'6 x 17'4 (5.64m x 5.28m)
Two radiators. Coved ceiling. Inset spotlights. Tv point. Double glazed windows to side and rear aspects. Double glazed door to patio that leads onto lawned communal gardens.

Kitchen/Breakfast Room

12'7 x 8'10 (3.84m x 2.69m)
Fitted range of wall and base units, worktops with inset single drainer sink bowl and drainer with mixer tap. Gas hob with electric oven under and extractor over. Stainless steel splashback. Integrated fridge freezer, washing machine and dishwasher. Inset spotlights. Double glazed window to front and side aspect. Integrated microwave. Radiator.

Bedroom 1

11'1 x 10'1 (3.38m x 3.07m)
Radiator. Carpet. Fitted wardrobe with sliding mirrored door. TV point. Frosted double glazed door to balcony. Double glazed window to side aspect.

En Suite Shower Room/WC

Shower cubicle. Low level WC with concealed cistern. Pedestal wash hand basin with chrome mixer tap. Heated towel rail. Coved ceiling. Inset spotlights. Extractor fan. Shaver point.

Bedroom 2

10'1 x 9'10 (3.07m x 3.00m)
Radiator. Carpet. Fitted wardrobe with sliding mirrored door. TV point. Double glazed window to side aspect.

Bathroom/WC

White suite comprising of panelled bath with mixer tap and handheld shower attachment. Low level WC with concealed cistern. Pedestal wash hand basin with mixer tap. Part tiled walls. Heated towel rail. Inset spotlights. Coved Ceiling. Extractor fan.

Garage

The flat has a lock up garage with an up and over door.

Outside

The flat has a private patio area and there are also well maintained communal gardens.

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: £200 per annum

Maintenance: £3456.50 per annum

Harbour Charge: £345.60 per annum

Lease: 999 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.