



TOWN FLATS



📞 01323 416600

Leasehold



2 Bedroom



1 Reception



2 Bathroom

£275,000



Flat 22, 12 San Diego Way, Eastbourne, BN23 5BG

A beautifully presented first floor turret style apartment enjoying far reaching panoramic views over the English Channel. One of the larger designs within the development, the property has been significantly upgraded and offers generous open plan living space with sliding doors leading onto a sea facing balcony, perfect for taking in the coastal outlook. Both the living area and the principal bedroom open directly onto the balcony, while the unique turret section features a Juliette balcony and creates an ideal dining or study area. The apartment offers two bedrooms, each with its own contemporary en-suite shower room and is finished to a high standard throughout, including a modern kitchen with integrated appliances. Situated within a gated development close to Sovereign Harbour's restaurants, cafés and shops, the property further benefits from an allocated parking space and is being sold with no onward chain, making it an excellent coastal home or convenient lock-up-and-leave property.

🌐 www.town-property.com ✉ info@townflats.com

Flat 22, 12 San Diego Way,
Eastbourne, BN23 5BG

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Main Features

- Beautifully Presented Beach Front Apartment
- 2 Bedrooms
- First Floor
- Spacious Lounge/Dining Room
- Sun Balcony With Stunning Panoramic Sea Views
- Fitted Kitchen
- 2 En-Suite Shower Room/WC's
- Double Glazing
- Allocated Parking Space
- CHAIN FREE

Entrance

Communal entrance with security entry phone system. Stairs and lift to first floor private entrance door to -

Hallway

Electric radiator. 2 Cupboards, further utility cupboard.

Spacious Lounge/Dining Room

17'11 x 16'2 / 12'2 x 9'7 (5.46m x 4.93m / 3.71m x 2.92m)

2 electric radiators. Double glazed windows to rear aspect with stunning sea views. Opening to kitchen. Double glazed French doors to Juliette balcony and double glazed patio doors to -

Sun Balcony

With stunning panoramic views of the sea.

Fitted Kitchen

12'6 x 9'2 (3.81m x 2.79m)

Range of fitted wall and base units. Worktop with inset sink unit and mixer tap. Inset electric hob with extractor cooker hood above. 'Eye' level oven and microwave. Integrated fridge/freezer, dishwasher and washing machine. Underfloor heating. Double glazed window to front aspect.

Bedroom 1

12'4 x 10'0 (3.76m x 3.05m)

Electric radiator. Fitted wardrobe. Double glazed patio doors to balcony with stunning panoramic sea views. Door to -

En-Suite Shower Room/WC

Suite comprising shower cubicle. Low level WC with concealed cistern. Wash hand basin with mixer tap set in vanity unit. Heated towel rail. Extractor fan. Frosted double glazed window.

Bedroom 2

9'2 x 9'0 (2.79m x 2.74m)

Electric radiator. Fitted wardrobe. Double glazed patio doors to Juliette balcony. Door to -

En-Suite Shower Room/WC

Suite comprising shower cubicle. Low level WC. Wash hand basin with mixer tap set and drawers under. Heated towel rail. Extractor fan. Underfloor heating. Frosted double glazed window.

Parking

Allocated parking space and further visitors parking.

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: £819.29 per quarter

Harbour Charge: £401.32 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.