TOWN FLATS

01323 416600

Leasehold

2 Bedroom | 1 Reception | 2 Bathroom

£169,950









17C Long Beach Close, Eastbourne, BN23 5QA

An extremely well presented 2 bedroom second (top) floor apartment that is enviably situated on the Sovereign Harbour North development. Being sold CHAIN FREE the flat benefits from 2 bedrooms, one with an en-suite shower room/WC, further bathroom/WC, fitted kitchen with integrated fridge/freezer, double glazing and gas central heating. The beachfront is within easy walking distance and the harbours bars and restaurants are also nearby. An internal inspection comes highly recommended.

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

Leasehold

17C Long Beach Close, Eastbourne, BN23 5QA

£169,950

Main Features

- Extremely Well Presented 2 Bedroom 2nd (Top) Floor Apartment
- Modern Fitted Kitchen/Breakfast Room
- Main Bedroom With En-Suite Shower Room/WC
- Further Bathroom/WC
- Double Glazing Throughout & Gas Central Heating
- Allocated Parking Space
- Sought After Sovereign Harbour North Location
- Within Easy Walking Distance Of The Beachfront
- Close To Harbour Bars, Restaurants & Amenities
- CHAIN FREE

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

Hallway
Entryphone handset. Coved ceiling. Loft access (not inspected).

Lounge
14'3 x 12'6 (4.34m x 3.81m)
Radiator. Coved ceiling. Television point. Double glazed window.

Modern Fitted Kitchen/Breakfast Room
11'0 x 8'4 (3.35m x 2.54m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in gas hob and electric oven with stainless steel extractor cooker hood. Integrated fridge/freezer. Plumbing and space for washing machine. Cupboard housing gas boiler. Part tiled walls. Breakfast bar. Wood effect flooring. Radiator. Double glazed window.

Bedroom 1
10'8 x 10'8 (3.25m x 3.25m)
Radiator. Coved ceiling. Television point. Telephone point. Double glazed window. Door to -

En-Suite Shower Room/WC
Suite comprising shower cubicle. Low level WC. Wash hand basin with mixer tap. Tiled floor and walls. Heated towel rail. Extractor fan. Inset spotlights. Frosted double glazed window.

Bedroom 2
10'10 x 9'8 (3.30m x 2.95m)
Radiator. Coved ceiling. Double glazed window.

Modern Bathroom/WC
White suite comprising panelled bath with chrome mixer tap and shower attachment. Low level WC. Pedestal wash hand basin with mixer tap. Tiled walls and floor. Radiator. Extractor fan. Inset spotlights. Frosted double glazed window.

Parking
The flat has an allocated parking space.

EPC = C

Council Tax Band = C

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: £ 300 per annum
Maintenance: £2400 per annum
Lease: 125 years from 1999. We have been advised of the lease term, we have not seen the lease

www.town-property.com | E. info@townflats.com | T. 01323 416600

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.