



# TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



2 Bathroom

## Guide Price

## £200,000 - £220,000



## 14 Daytona Quay, Eastbourne, BN23 5BN

\*\*\*GUIDE PRICE £200,000 - £220,000\*\*\*

An extremely well presented two bedroom second floor apartment with wonderful views towards the South Downs and harbour, being sold with no onward chain. Situated on the popular Sovereign Harbour South development the flat is within comfortable walking distance of the harbours bars and restaurants and Crumbles retail park. The flat benefits from well proportioned accommodation comprising of two double bedrooms, the master having an en-suite shower room, fitted kitchen with integrated appliances, further bathroom/WC and wonderful double aspect lounge/dining room. The flat has secure gated undercroft parking and an internal inspection comes highly recommended.



[www.town-property.com](http://www.town-property.com)



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Eastbourne, BN23 5BN

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## Main Features

- Extremely Well Presented Harbour Apartment
- CHAIN FREE
- Second Floor
- Double Aspect L-Shaped Lounge/Dining Room
- Balcony With Harbour Views
- Fitted Kitchen
- En-Suite Shower Room/WC
- Modern Bathroom/WC
- Double Glazing
- Secure Gated Undercroft Parking Space

## Entrance

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

## Hallway

Radiator. Wood effect flooring. Corniced ceiling. Entryphone handset. Inset spotlights. Built-in cupboard and further walk-in cupboard with shelf.

## Double Aspect L-Shaped Lounge/Dining Room

17'1 x 15'4 (5.21m x 4.67m )

Radiator. Corniced ceiling. Wood effect flooring. Double glazed window to front aspect. Patio door to -

## Balcony

With views of the harbour.

## Fitted Kitchen

10'10 x 7'3 (3.30m x 2.21m )

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 splashback. Extractor cooker hood. Integrated fridge/freezer, dishwasher and washing machine. Built-in microwave. Cupboard housing gas boiler. Tiled floor. Part tiled walls. Radiator. Inset spotlights. Double glazed window to front aspect.

## Bedroom 1

11'6 x 11'3 (3.51m x 3.43m )

Radiator. Coved ceiling. Inset spotlights. Built-in wardrobe. Double glazed window to front aspect. Door to -

## En-Suite Shower Room/WC

White suite comprising shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Tiled walls. Tiled floor. Inset spotlights. Shaver point. Heated towel rail. Extractor fan.

## Bedroom 2

Radiator. Coved ceiling. Inset spotlights. Double glazed window to front aspect.

## Modern Bathroom/WC

White suite comprising panelled bath with chrome mixer tap and shower attachment. Pedestal wash hand basin with mixer tap. Low level WC. Tiled walls. Tiled floor. Heated towel rail. Extractor fan. Inset spotlights.

## Parking

The flat has a secure gated undercroft parking space.

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: £125 per annum**

**Maintenance: £2200 per annum**

**Lease: 125 years from 1998. 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.