

16 Chatham Court,  
Chatham Green,  
Eastbourne, BN23 5PY

Leasehold

£325,000



2 Bedroom 1 Reception 2 Bathroom



TOWN FLATS

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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.



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An exceptional two bedroom beachfront apartment, enviably positioned within the prestigious Sovereign Harbour North development and enjoying breathtaking uninterrupted sea views across the coastline. Occupying the top floor of this exclusive waterfront building, the apartment offers beautifully proportioned accommodation designed to maximise the stunning sea facing outlook, with both the impressive living room and spacious kitchen/breakfast room opening directly onto a private balcony overlooking the beach and sea beyond. Flooded with natural light and presented to an excellent standard throughout, this remarkable home perfectly captures the essence of luxury coastal living. Both bedrooms are generous doubles, each benefitting from built-in wardrobes and their own stylish en-suite facilities, while a separate cloakroom provides additional convenience for guests. Further features include gas central heating from a new boiler, double glazing, lift access to all floors including the secure undercroft parking area, and a private allocated gated parking space. Offered to the market CHAIN FREE with the balance of an exceptionally long lease, the apartment is ideally situated just moments from the marina's cafés, restaurants and scenic harbour walks, creating an outstanding opportunity to acquire a truly spectacular seafront home.

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## Main Features

- Stunning Top Floor Beachfront Apartment With Uninterrupted Sea Views
- Prestigious Sovereign Harbour North Waterfront Location
- South Facing Balcony Overlooking The Beach & Coastline
- Two Generous Double Bedrooms With Built-In Wardrobes
- En-Suite Bathroom & En-Suite Shower Room
- Spacious Living Room & Kitchen/Breakfast Room With Balcony Access
- Separate Cloakroom For Guests
- Lift Access To All Floors Including Secure Undercroft Parking
- Private Allocated Gated Parking Space
- CHAIN FREE With The Balance Of A 999 Year Lease

**Entrance**  
Communal entrance with security entry phone system. Stairs and lift (that goes down to parking level) to private entrance door to -

**Hallway**  
Radiator. 2 cupboards. Loft access (not inspected).

**Cloakroom**  
Low level WC. Wash hand basin. Extractor fan. Radiator.

**Lounge**  
17'7 x 15'1 (5.36m x 4.60m )  
2 Radiators. Double glazed windows with stunning sea views. Double glazed door to -

**Sun Balcony**  
11'9 x 3'8 (3.58m x 1.12m )  
With stunning uninterrupted panoramic sea views.

**Fitted Kitchen/Breakfast Room**  
13'7 x 9'8 (4.14m x 2.95m )  
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 under. Extractor cooker hood. Integrated fridge/freezer, dishwasher and washing machine. Double glazed window with stunning sea views and door to balcony.

**Bedroom 1**  
16'4 x 10'0 (4.98m x 3.05m )  
Radiator. Built-in wardrobe. Double glazed window to front aspect with views towards the South Downs. Door to -

**En-Suite Bathroom/WC**  
Suite comprising panelled bath with chrome mixer tap, shower over and shower screen. Vanity unit with inset wash hand basin and cupboard under. Low level WC with concealed cistern. Extractor fan. Shaver point. Heated towel rail.

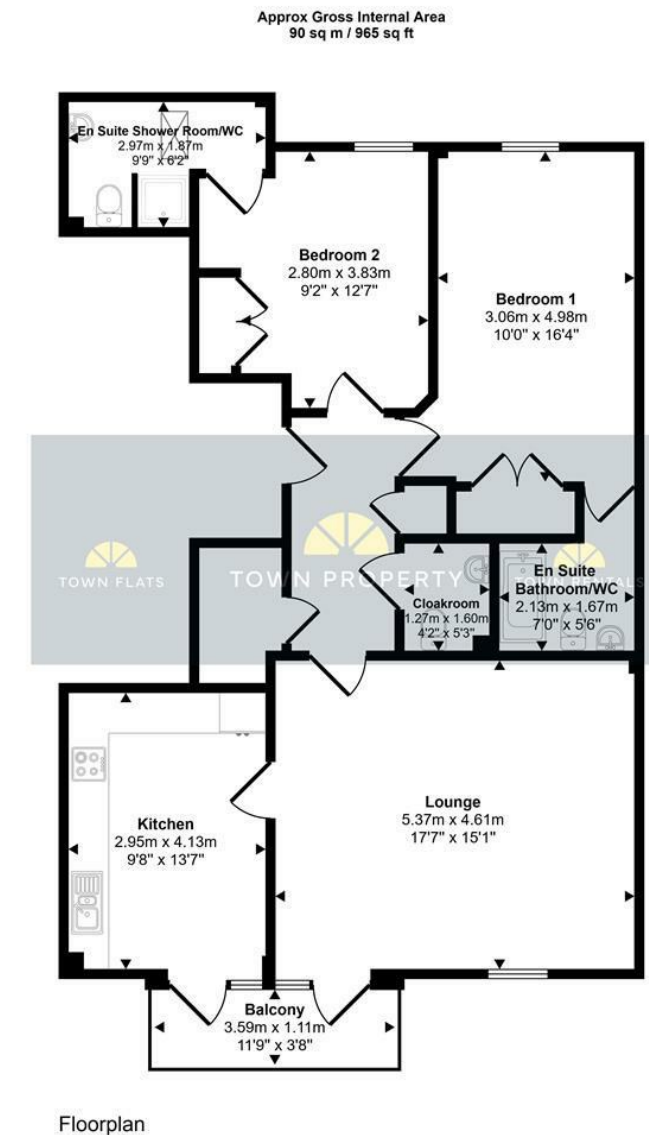
**Bedroom 2**  
12'7 x 9'2 (3.84m x 2.79m )  
Radiator. Built-in wardrobe. Double glazed window to front aspect with views towards the South Downs. Door to -

**En-Suite Shower Room/WC**  
Suite comprising shower cubicle. Vanity unit with inset wash hand basin and cupboards & drawers under. Low level WC with concealed cistern. Extractor fan. Shaver point. Heated towel rail. Double glazed Velux window.

**Parking**  
Allocated undercroft and gated parking space.

EPC = C

Council Tax Band = E



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.

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: £100 per annum**

**Maintenance: £1730 paid half yearly**

**Harbour Charge: Approx £400 per annum**

**Lease: 999 years from 2005. We have been advised of the lease term, we have not seen the lease**

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