TOWN FLATS

01323 416600

Leasehold

2 Bedroom | 1 Reception | 2 Bathroom

£200,000



15 The Piazza, Eastbourne, BN23 5TG

A beautifully positioned two double bedroom first floor waterside apartment, forming part of an exclusive secure gated development on Sovereign Harbour South. Offered to the market chain free, the property enjoys superb direct harbour views from its private balcony, providing the perfect vantage point to watch the boats and take in the ever changing waterfront setting. Accessed via both lift and stairs, the apartment offers bright and well proportioned accommodation, including a spacious lounge with balcony access and a well equipped kitchen with fitted appliances. The generous principal bedroom benefits from built-in storage, en-suite shower room and direct access onto the balcony, while the second double bedroom is served by a separate family bathroom. Further features include double glazing, gas central heating, allocated parking and beautifully maintained communal gardens. Ideally located within easy reach of harbour side shops, restaurants and scenic coastal walks, this is a fantastic opportunity to acquire a stylish lock-up-and-leave home or full time residence in one of Eastbourne's most sought after waterfront settings.

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Main Features

- Chain Free Two Double Bedroom First Floor Apartment
- Exclusive Secure Gated Development In Sovereign Harbour South
- Private Balcony With Stunning Direct Harbour Views
- Spacious Lounge Opening Onto The Balcony
- Well Equipped Kitchen With Fitted Appliances
- Principal Bedroom With En-Suite & Balcony Access
- Modern Family Bathroom/WC
- Lift Access
- Allocated Parking Space with Visitor Bays
- Close To Harbour Shops, Restaurants & Coastal Walks

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

Lounge
13'4 x 13'0 (4.06m x 3.96m)
2 radiators. Double glazed French doors to -

Sun Balcony
10'4 x 3'7 (3.15m x 1.09m)
With stunning views of over the inner harbour.

Fitted Kitchen
8'0 x 7'9 (2.44m x 2.36m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in electric hob and oven under. Extractor cooker hood. Integrated fridge/freezer, dishwasher and washing machine.

Bedroom 1
11'6 x 9'5 (3.51m x 2.87m)
Radiator. Built-in wardrobe. Double glazed window rear and double glazed door to balcony. Door to -

En-Suite Shower Room/WC
Suite comprising shower cubicle. Low level WC. Wash hand basin. Extractor fan. Radiator.

Bedroom 2
13'1 x 9'8 (3.99m x 2.95m)
Radiator. Built-in wardrobe. Double glazed window to front aspect.

Modern Bathroom/WC
Suite comprising panelled bath with chrome mixer tap. Low level WC. Wash hand basin. Extractor fan. Radiator.

Parking
Allocated parking space (No. 15) to the front. Visitors parking is also available.

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: £75 per annum
Maintenance: £956.58 paid half yearly
Harbour Charge: £404.96 per annum
Lease: 125 years from 1996. 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.