

# HUNT FRAME

ESTATE AGENTS



## 15 The Piazza, Eastbourne, BN23 5TG

£230,000



CHAIN FREE. A well presented TWO BEDROOM PURPOSE BUILT apartment, located in the beautiful gated development on the waterfront at the SOVEREIGN HARBOUR SOUTH, and within easy reach of harbour walks and shopping, and restaurants. Bedroom 1 with ensuite, and access to balcony, lounge with BALCONY overlooking the harbour entrance, double glazing & gas central heating throughout, bathroom, ALLOCATED PARKING SPACE.



### Communal Entrance

Access to this gated and secure flat is via the communal entrance then passenger lift or stairs to the first floor

### Flat Entrance

Private door opening to hallway with carpeted flooring, radiator, 2 x storage cupboards and door entry system.

### Lounge

13'4 x 12'8 (4.06m x 3.86m)

With carpeted flooring, radiator, double glazed doors opening to:

### Balcony

Wooden floored balcony overlooking the Harbour

### Kitchen

With a range of wall and base units, built in electric cooker, gas hob, dishwasher, fridge freezer and washing machine. With tiled flooring and glass window overlooking the reception room.

### Bedroom 1

18'3 x 9'7 (5.56m x 2.92m)

With carpeted flooring, radiator double glazed windows overlooking the harbour, double glazed door opening to share the reception room balcony, door to:

### En Suite

With vinyl flooring, shower cubicle, wash hand basin and w.c.

### Bedroom 2

14 x 13'10 (4.27m x 4.22m)

With carpeted flooring, radiator double glazed windows, built in ward robes

### Bathroom

With vinyl flooring, wash hand basin, bathroom with shower attachment and w.c.

### Lease and Maintenance information

We are advised by the seller that the current length of lease is 125 years from 2001, approximately 101 years remaining (tbc)

The service charge for the property is £956.58 twice yearly

Sea defence £404.96 per annum

The Ground rent charge is £75 PA

Council Tax Band - D

### Communal Gardens

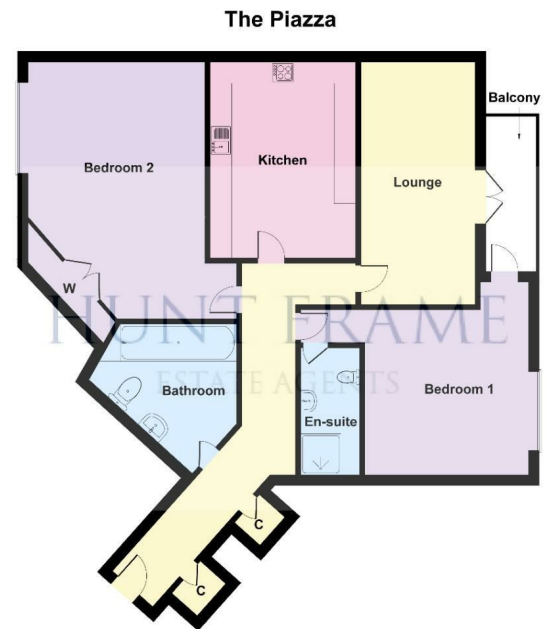
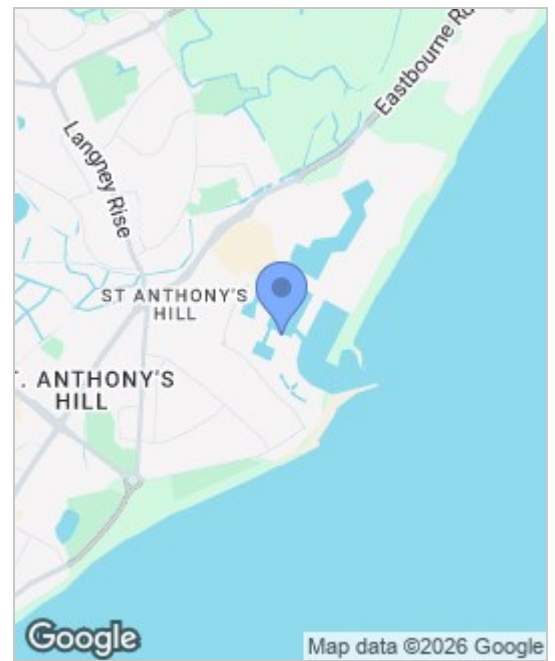
There are communal gardens areas surrounding the property and in the centre of the square.

### Allocated parking

Allocated parking space

### AGENTS NOTE

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Coadjute will send a secure link for you to complete the biometric checks electronically. A fee of £45+ VAT per person will apply for these checks. These anti-money laundering checks must be completed before we can commence marketing or issue a sales memo. Please contact the office if you have any questions in relation to this.



Not to Scale. Produced by The Plan Portal on behalf of Hunt Frame. For Illustrative.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.