



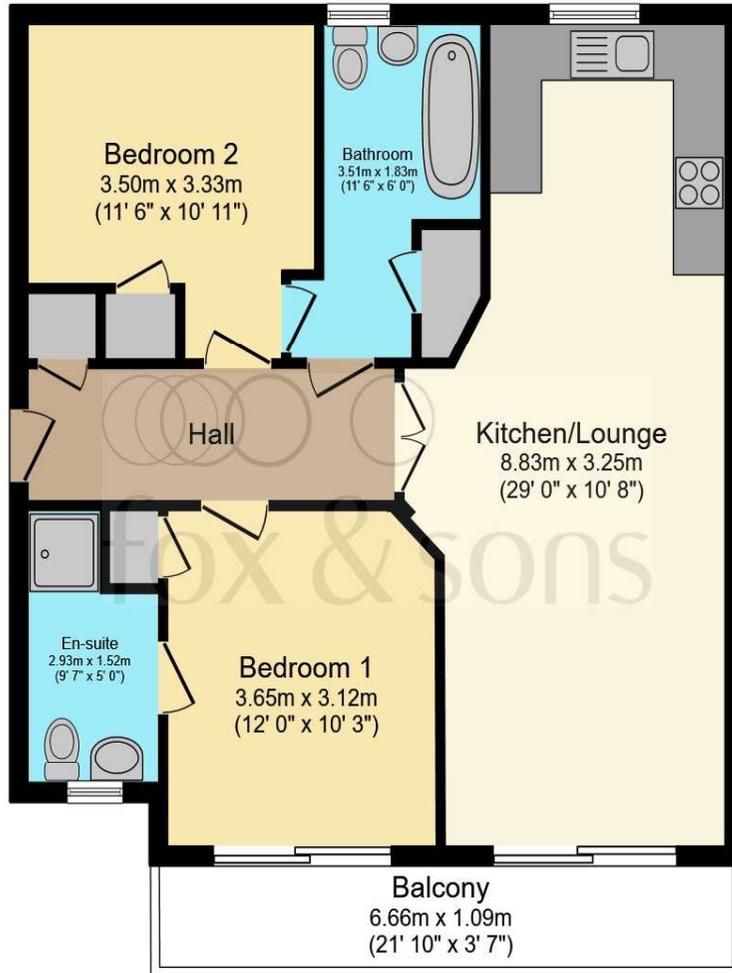
**San Diego Way, Eastbourne BN23 5BG**

**welcome to**

## **San Diego Way, Eastbourne**

An impressive two-bedroom sea-facing apartment offering modern open-plan living, a private balcony with stunning coastal views, and allocated parking. With its spacious layout, two stylish bathrooms, and prime seafront position, this home is perfect for those seeking a relaxed coastal lifestyle.





**Hallway**

**Bedroom One**

12' x 10' 3" ( 3.66m x 3.12m )

**Ensuite**

**Bedroom Two**

11' 6" x 10' 11" ( 3.51m x 3.33m )

**Jack & Jill Bathroom**

**Kitchen/Lounge**

29' x 10' 8" ( 8.84m x 3.25m )

**Balcony**

**Total floor area 70.3 m<sup>2</sup> (757 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## San Diego Way, Eastbourne

- \*\*\*GUIDE PRICE £270,000 - £280,000\*\*\*Stunning sea-facing apartment
- Two spacious double bedrooms
- Private balcony with direct coastal views
- Open-plan living area with modern kitchen
- Ensuite shower room to the main bedroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 3376.90

Ground Rent: 140.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£270,000 - £280,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/LGL109962](https://fox-and-sons.co.uk/Property/LGL109962)



Property Ref:  
LGL109962 - 0006

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