



11 Antigua Close, Eastbourne, BN23 5SZ

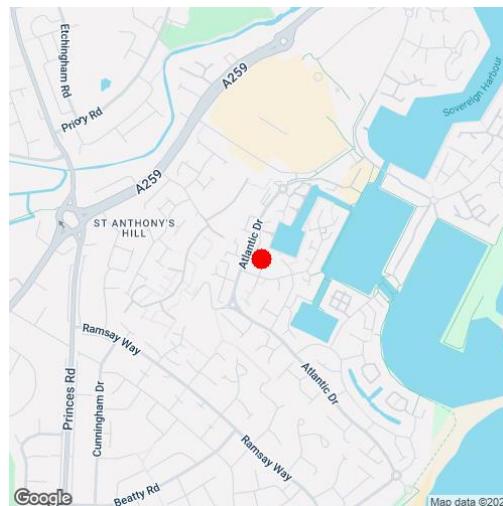
Price £280,000 | Leasehold

 **Leaper
Stanbrook**

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A nicely presented two double bedroom ground floor flat on the popular Sovereign Harbour South boasting private garden and pleasant inner harbour views. This delightful property is offered to the market chain free and benefits from an allocated parking space and remainder of a 999 year lease. Bright and spacious accommodation comprises communal entrance hall, private entrance hall with built in storage, large sitting/dining room with French doors leading to the garden, fitted kitchen/breakfast room with area of work surface, matching wall and base units along with some built in appliances, two excellent size bedrooms with the main bedroom having access to the garden along with an en-suite shower room and the main bathroom is located off the hallway. A particular feature is the private garden which has been stylishly remodelled and re landscaped with areas of seating, patio and decorative stone and enjoying magnificent views of the inner harbour. The property is close to a number of shops, cafes and restaurants and comes with an allocated parking space. Additional benefits include double glazing and gas central heating.





At a Glance:

- Two bedroom ground floor flat
- Private landscaped garden
- Pleasant harbour views
- Chain Free
- Bathroom plus en-suite shower room
- Allocated parking space
- Close to shops, cafes and restaurants
- Spacious sitting/dining room
- Remainder of a 999 year lease
- Well presented throughout



Accommodation:

COMMUNAL ENTRANCE HALL

PRIVATE ENTRANCE HALL

SITTING ROOM

22'10" (6.96m) x 16'11" (5.16m) doors to private garden overlooking inner harbour

KITCHEN / BREAKFAST ROOM

16'1" (4.9m) x 8'5" (2.57m)

BEDROOM 1

10'11" (3.33m) x 10'0" (3.05m) doors to garden

EN-SUITE SHOWER ROOM

BEDROOM 2

10'11" (3.33m) x 9'4" (2.84m)

BATHROOM

OUTSIDE:

PRIVATE GARDEN

ALLOCATED PARKING SPACE

LEASE:

999 years from 1 January 2002

MAINTENANCE:

to be confirmed

GROUND RENT:

to be confirmed

HARBOUR CHARGE:

to be confirmed

PETS:

with permission

LETTING:

to be confirmed

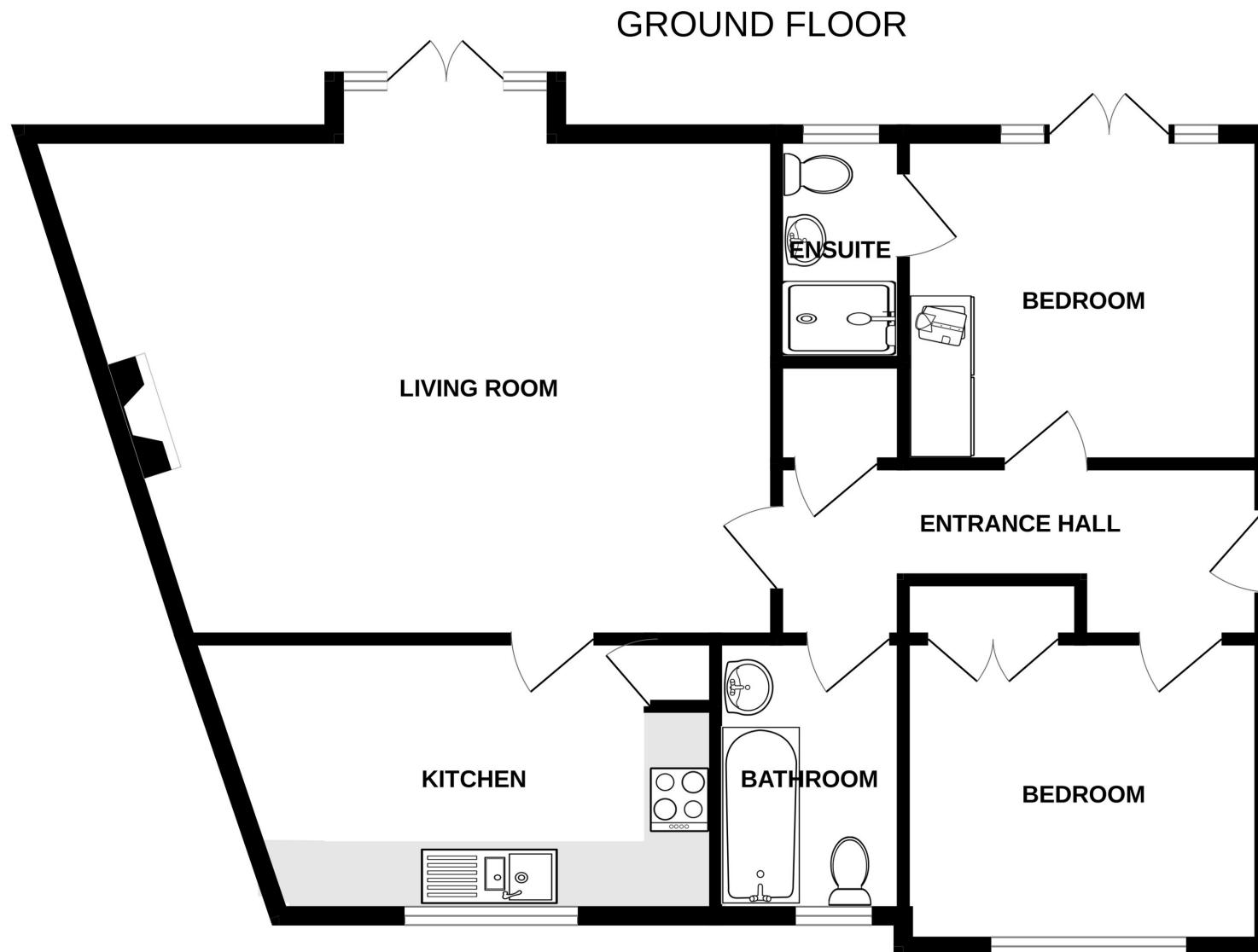
COUNCIL TAX:

Band 'D'

EPC:

'C'

All details concerning the terms of the Lease & outgoings are subject to verification



Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

 **Leaper Stanbrook**

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