



# TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



2 Bathroom

## £185,000



### 12 Fiador Court, 6 Midway Quay, Eastbourne, BN23 5DG

A spacious and well proportioned 2 bedroom 1st floor apartment situated on the popular Sovereign Harbour North development. Being offered CHAIN FREE the flat benefits from 2 double bedrooms, one with an en-suite shower room/WC & fitted wardrobe, refitted kitchen with integrated appliances and a further bathroom. The wonderful lounge/dining room opens onto the balcony with partial sea views. Further benefits include video security entryphone system, double glazing and electric heating. The harbours bars and restaurants are within easy walking distance and an internal inspection comes highly recommended.



[www.town-property.com](http://www.town-property.com)



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6 Midway Quay,  
Eastbourne, BN23 5DG

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Main Features

- Spacious Harbour Apartment
- 2 Bedrooms
- First Floor
- Lounge Leading To Sun Balcony With Partial Sea Views
- Fitted Kitchen With Integrated Appliances
- En-Suite Shower Room/WC
- Modern Bathroom/WC
- Double Glazing & Electric Heating
- Allocated Parking Space
- CHAIN FREE

**Entrance**  
Communal entrance with Bluetooth entry phone system. Stairs and lift to 1st floor private entrance door to -

**Hallway**  
Electric heater. Inset spotlights. Built-in cupboard,

**Lounge**  
16'9 x 11'0 (5.11m x 3.35m )  
Electric heater. Inset spotlights. Television point. Door to sun balcony with partial sea views.

**Fitted Kitchen**  
9'10 x 6'5 (3.00m x 1.96m )  
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric hob and oven, splash back and stainless steel extractor cooker hood. Integrated fridge/freezer, washing machine and dishwasher. Inset spotlights.

**Bedroom 1**  
16'8 x 9'8 (5.08m x 2.95m )  
Electric heater. Fitted wardrobe. Television point. Double glazed window. Door to -

**En-Suite Shower Room/WC**  
Suite comprising shower cubicle. Low level WC with concealed and wash hand basin with mixer tap. Tiled walls. Tiled floor. Extractor fan. Chrome heated towel rail. Inset spotlights. Frosted double glazed window.

**Bedroom 2**  
12'11 x 8'4 (3.94m x 2.54m )  
Electric heater. Double glazed window.

**Modern Bathroom/WC**  
White suite comprising panelled bath with chrome mixer tap and hand held shower attachment. Low level WC with concealed cistern and wash hand basin with chrome mixer tap. Chrome heated towel rail. Extractor fan. Inset spotlights.

**Parking**  
The flat has a secure allocated parking space.

**EPC = C**

**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: £25 per annum**  
**Maintenance: £1532 paid half yearly**  
**Lease: 125 years from 2004. 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.