



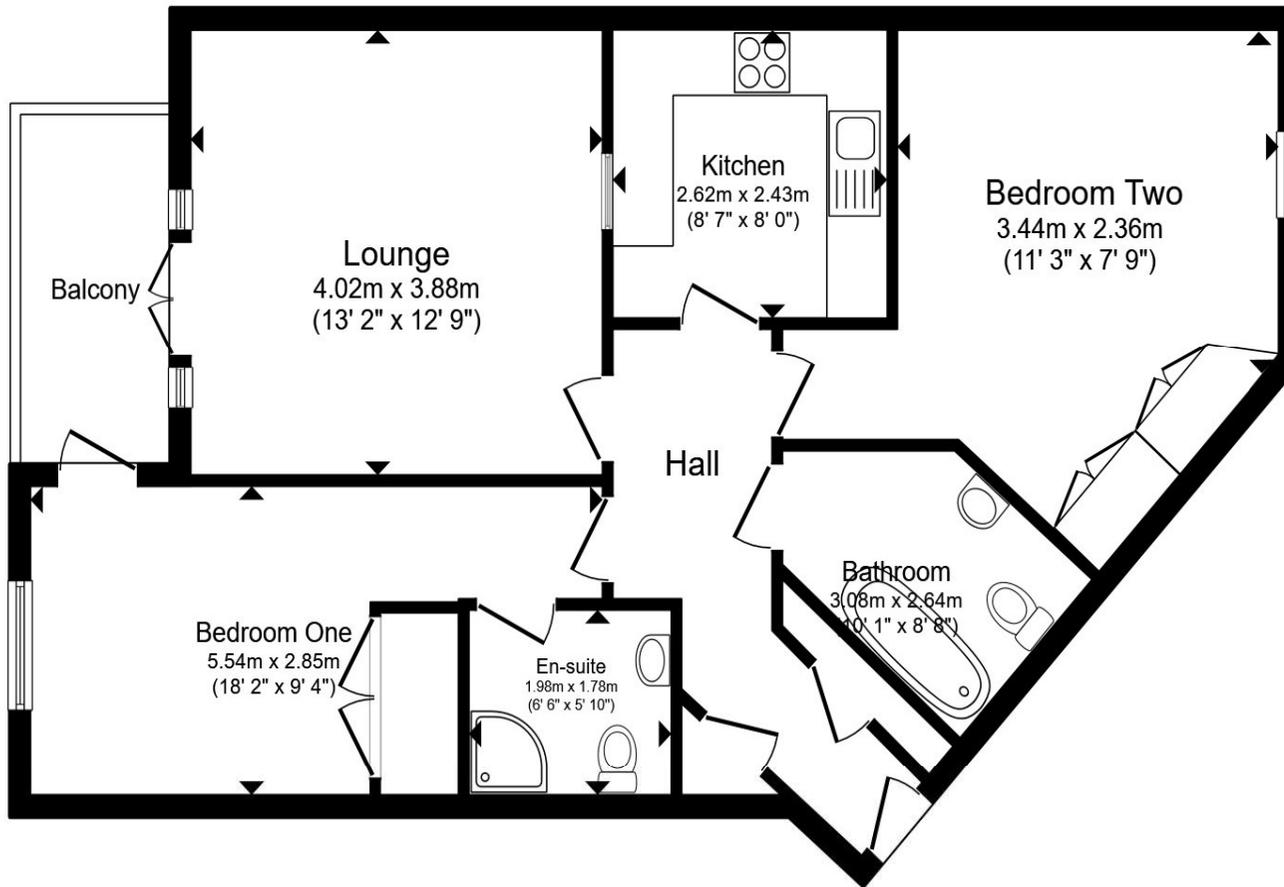
**San Juan Court, Eastbourne BN23 5TP**

**welcome to**

**San Juan Court, Eastbourne**

A beautifully presented second floor apartment enjoying attractive outlooks across the water and towards the harbour and coastline. Offering two generous double bedrooms, a private balcony, modern fitted kitchen, stylish bathrooms including an ensuite, and allocated parking.





**Floor Plan**

Total floor area 73.5 m<sup>2</sup> (791 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.propertybox.io](http://www.propertybox.io)



**Communal Entrance**

**Entrance Hall**

**Lounge**

13' 2" x 12' 9" ( 4.01m x 3.89m )

**Balcony**

**Kitchen**

8' 7" x 8' ( 2.62m x 2.44m )

**Bedroom One**

10' 9" x 9' 7" ( 3.28m x 2.92m )

**En-Suite**

**Bedroom Two**

11' 3" x 7' 9" ( 3.43m x 2.36m )

**Bathroom**

10' 1" x 8' 8" ( 3.07m x 2.64m )

**Allocated Parking**

**Communal Gardens**

welcome to

## San Juan Court, Eastbourne

- TWO GENEROUS DOUBLE BEDROOMS
- PRIVATE SOUTH-EAST FACING BALCONY
- FAR-REACHING WATER & HARBOUR VIEWS
- CONTEMPORARY KITCHEN WITH INTEGRATED APPLIANCES
- MODERNISED ENSUITE & SHOWER ROOM

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 2800.00

Ground Rent: 100.00

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

# £230,000



Please note the marker reflects the postcode not the actual property

view this property online [fox-and-sons.co.uk/Property/LGL111892](https://fox-and-sons.co.uk/Property/LGL111892)



Property Ref:  
LGL111892 - 0004

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fox & sons



01323 735561



langney@fox-and-sons.co.uk



20 Winston Crescent, Langney, EASTBOURNE,  
East Sussex, BN23 6NL



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