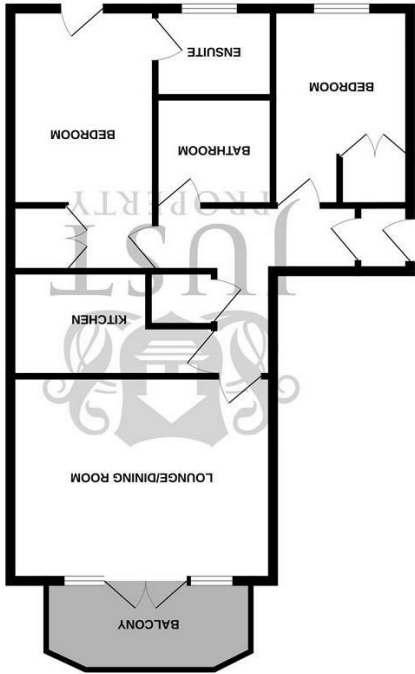




England & Wales		
EU Directive 2002/91/EC		
		Energy Efficiency Rating
Very energy efficient - lower running costs	A	(92 plus)
	B	(81-91)
	C	(69-80)
	D	(55-68)
	E	(39-54)
	F	(21-38)
	G	(1-20)
Not energy efficient - higher running costs		

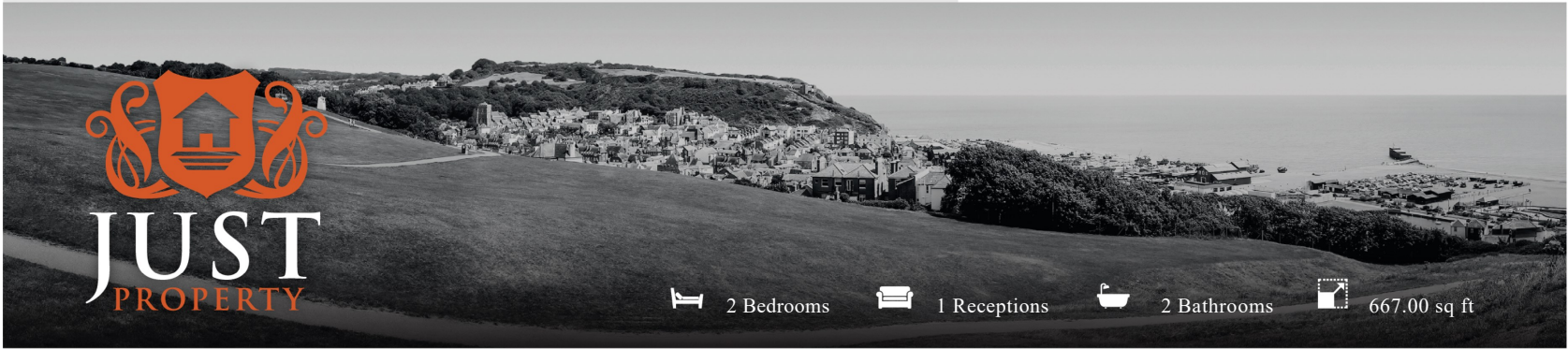
Energy ratings have been made to ensure the accuracy of the Energy Performance Certificate (EPC) for this property. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. You should obtain clarification on any matters or information that are important to you.



THIRD FLOOR



www.justproperty.net



12 Bermuda Place, Sovereign Harbour, Eastbourne, BN23 5TE

Leasehold

£210,000





Leasehold

£210,000



2 Bedrooms 1 Receptions 2 Bathrooms 667.00 sq ft

PROPERTY DETAILS

Two-Bedroom Top-Floor Apartment with Stunning Marina Views

Enjoy outstanding views across Sovereign Harbour and the marina lock from this top-floor apartment, offering two bedrooms, two bathrooms, a private balcony and allocated undercover parking.

Ideally positioned within easy walking distance of a fantastic selection of restaurants, cafés, shops and the beach, the property is perfectly placed to enjoy the best of coastal living. Eastbourne, Bexhill and the beautiful South Downs National Park are also within easy reach.

Accessed via a residential lift, the accommodation comprises an entrance porch leading into a welcoming hallway with useful storage, two bedrooms with built-in storage, an en-suite shower room to the principal bedroom and a separate family bathroom. There is also a fitted kitchen and a spacious lounge/diner, which opens onto the balcony and takes full advantage of the fantastic marina views.

Further benefits include allocated undercover parking, accessed via an electric security door, and the property is being offered chain free.

The lease has approximately 95 years remaining, with maintenance charges to be confirmed.

Offering spacious accommodation, impressive views and a superb coastal location, this is an excellent opportunity to purchase a well-positioned apartment offering fantastic value for money.

Early viewing is highly recommended.

ROOM DIMENSIONS

Front Door	Airing Cupboard
Communal Entrance	Lounge / Dining Room 15'6" x 12'2" (4.73 x 3.73)
Residents Lift	Balcony
Front Door	Allocated Car Parking
Entrance Porch	
Hallway	
Bedroom 15'6" x 8'7" (4.74 x 2.64)	
En Suite Shower Room	
Bedroom 11'9" x 8'2" (3.60 x 2.49)	
Bathroom	
Kitchen 12'3" x 6'3" (3.74 x 1.92)	

FEATURES

- CHAIN FREE
- Two Bedrooms
- Two Bathrooms
- Allocated Under Ground Parking
- Great Balcony
- Lovely Views Over The Harbour
- 95 Year Lease Remaining
- Walking Distance To Restaurants and Shops



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.