



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

**welcome to**

**San Diego Way, Eastbourne**

Fox & Sons are delighted to bring to the market this two bedroom first floor apartment located within the ever popular Sovereign Harbour of Eastbourne comprising master bedroom with en suite, open plan kitchen/ lounge with double doors onto the balcony, beautiful sea views and allocated parking!





**Entrance Hall**

**Kitchen/Lounge**

29' x 11' ( 8.84m x 3.35m )

**Balcony**

**Bedroom One**

13' 2" x 9' 10" ( 4.01m x 3.00m )

**En-Suite**

**Bedroom Two**

10' 2" x 9' 6" ( 3.10m x 2.90m )

**Bathroom**

9' 2" x 6' 2" ( 2.79m x 1.88m )

**Balcony**

**Allocated Parking**

**Garage**

**Total floor area 65.7 m<sup>2</sup> (707 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

- TWO BEDROOM TRIPLE ASPECT FIRST FLOOR APARTMENT
- EN SUITE TO MASTER BEDROOM
- FITTED WARDROBES
- 29 FT OPEN PLAN KITCHEN/ LOUNGE
- BEAUTIFUL SEA VIEWS FROM MASTER BEDROOM & LIVING ROOM

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1200.00

Ground Rent: 125.00

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.

# £280,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/LGL112001](https://fox-and-sons.co.uk/Property/LGL112001)



Property Ref:  
LGL112001 - 0002

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