TOWN FLATS

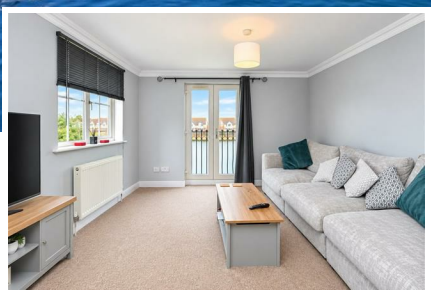
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Leasehold

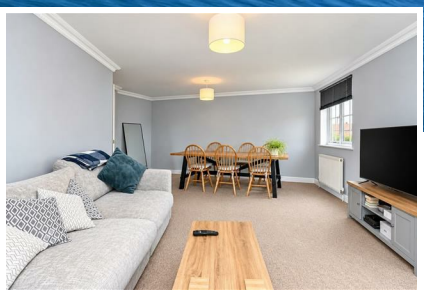
1 Bedroom | 1 Reception | 1 Bathroom

Guide Price £160,000 - £170,000









101B Long Beach View, Eastbourne, BN23 5NB

*** Guide Price £160,000 to £170,000***
Enjoying a superb waterfront position within Eastbourne's highly regarded North Harbour, this beautifully presented first floor apartment offers bright, spacious and stylishly updated accommodation, together with stunning harbour views. Offered CHAIN FREE with VACANT POSSESSION, the property would make an ideal permanent home, coastal retreat or investment opportunity.
A particular feature is the generous lounge/dining room, enjoying an abundance of natural light and magnificent harbour views through a Juliet balcony. Ideally situated close to a variety of shops, cafés and restaurants, with Eastbourne's beautiful seafront within easy walking distance, the property also benefits from allocated off-road parking. An excellent opportunity to acquire a well maintained apartment in a highly desirable waterfront setting, combining peaceful harbour views with convenient access to local amenities.

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Leasehold

101B Long Beach View, Eastbourne, BN23 5NB

Guide Price £160,000 - £170,000

Main Features

- Beautifully Presented 1 Bedroom First Floor Apartment
- Generous Lounge/Dining Room With Abundant Natural Light
- Magnificent Harbour Views Through A Juliette Balcony
- Fitted Kitchen
- Modern Bathroom/WC
- Allocated Parking Space
- Superb Waterfront Position Within Eastbourne's Highly Regarded North Harbour
- Eastbourne's Beautiful Seafront Within Easy Walking Distance
- Ideal Permanent Home, Coastal Retreat Or Investment Opportunity
- CHAIN FREE

Entrance
Communal entrance with security entry phone system. Stairs to first floor private entrance door to -

Hallway
Radiator. Entry handset.

Lounge/Dining Room
24'6 x 18'3 (7.47m x 5.56m)
2 radiators. 2 Double glazed windows to side aspect. Double glazed doors to Juliette balcony.

Fitted Kitchen
11'11 x 5'8 (3.63m x 1.73m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob and electric oven under. Extractor cooker hood. Plumbing and space for appliances. Double glazed window.

Bedroom
12'9 x 9'10 (3.89m x 3.00m)
Radiator. Cupboard. Double glazed window.

Modern Bathroom/WC
White suite comprising panelled bath with chrome mixer tap and wall mounted shower. Low level WC. Wash hand basin with mixer tap. Fully tiled. Frosted double glazed window.

Outside
Communal gardens.

Parking
Allocated parking space.

EPC = C

Council Tax Band = C

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: £300 per annum
Maintenance: £1152.75 paid half yearly
Sea Defence Charge: £401.32 per annum
Lease: 125 years from 1999. 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.