



**29 Eugene Way, Eastbourne, BN23 5BH**

**£270,000**



A large style 2 bedroom apartment with a very sunny balcony overlooking the beach at Sovereign Harbour North. Stylish accommodation comprising of an airy living room with separate dining space, fully fitted kitchen, two double bedrooms, en-suite shower room and separate jack and jill bathroom. The property has a large sea facing balcony with magnificent coastal views, this property also benefits from a DOUBLE TANDEM INTEGRAL GARAGE.





Lease: 102 years remaining  
Maintenance: £3200 PA  
Ground Rent: £150 PA

Lift to third floor.

Entrance Hall  
Wall mounted electric heater, security entry phone.

Living/Dining Room: 9.10m x 5.10m / 29ft 10” x 16ft 9”  
Enjoying access onto the large balcony, wall mounted electric heater, TV points, opening to:

Kitchen: 3.70m x 2.73m / 12ft 2” x 8ft 11”  
Fitted in a range of wall and base mounted cupboards and drawers, work tops with inset sink unit. Built in oven, hob and extractor, integrated fridge and freezer. Built in washing machine and dishwasher, double glazed window.

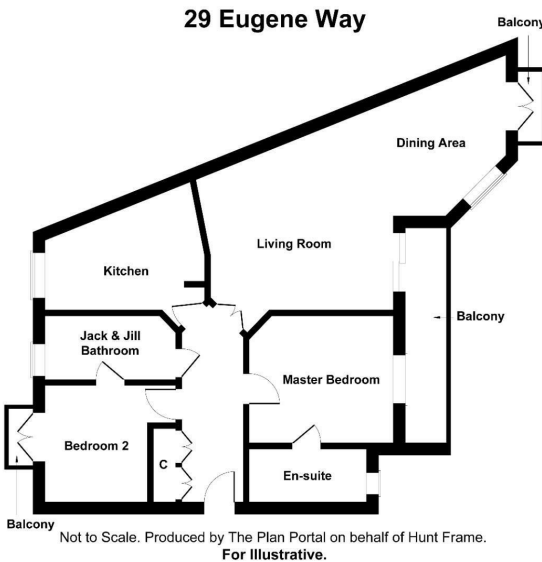
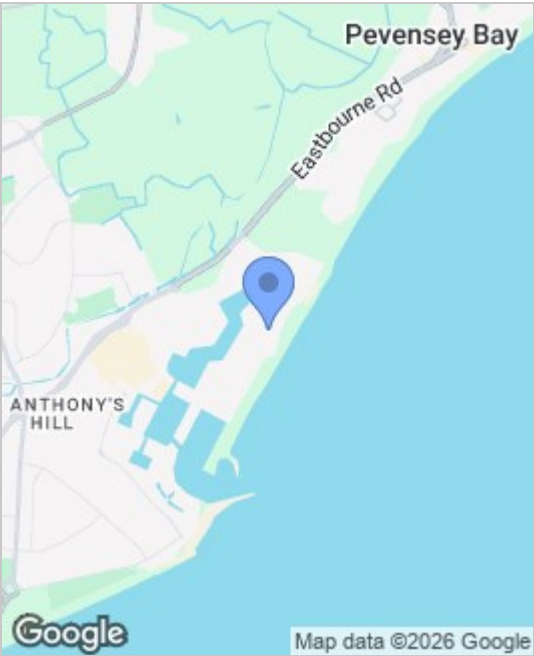
Bedroom 1: 3.61m x 3.13m / 11ft 10” x 10ft 3”  
Wall mounted electric heater, range of fitted furniture, double glazed window, door to:

En-Suite  
White suite comprising shower cubicle, wash basin and low level wc, heated towel rail.

Bedroom 2: 2.79m x 2.60m / 9ft 2” x 8ft 6”  
Double glazed window, wall mounted electric heater, door to:

Jack and Jill bathroom  
In a white suite comprising panelled bath, vanity wash basin with cupboards below, low level wc, tiled walls, heated towel rail, double glazed window.

TANDEM GARAGE WITH PARKING FOR TWO CARS.



| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |                                                                 |         |                         |
|---------------------------------------------|---------|------------------------------------------------|-----------------------------------------------------------------|---------|-------------------------|
| Very energy efficient - lower running costs | Current | Potential                                      | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential               |
| (92 plus) <b>A</b>                          |         |                                                | (92 plus) <b>A</b>                                              |         |                         |
| (81-91) <b>B</b>                            |         |                                                | (81-91) <b>B</b>                                                |         |                         |
| (69-80) <b>C</b>                            |         |                                                | (69-80) <b>C</b>                                                |         |                         |
| (55-68) <b>D</b>                            |         |                                                | (55-68) <b>D</b>                                                |         |                         |
| (39-54) <b>E</b>                            |         |                                                | (39-54) <b>E</b>                                                |         |                         |
| (21-38) <b>F</b>                            |         |                                                | (21-38) <b>F</b>                                                |         |                         |
| (1-20) <b>G</b>                             |         |                                                | (1-20) <b>G</b>                                                 |         |                         |
| Not energy efficient - higher running costs |         |                                                | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC                        | England & Wales                                                 |         | EU Directive 2002/91/EC |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.