TOWN FLATS

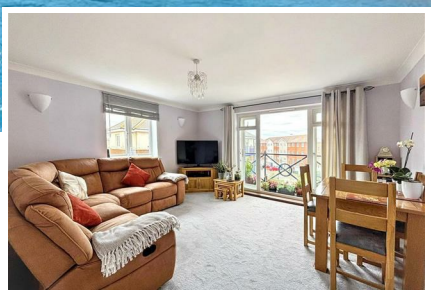
01323 416600

Leasehold

2 Bedroom | 1 Reception | 2 Bathroom

£225,000









7 San Juan Court, Eastbourne, BN23 5TP

A well presented 2 bedroom 3rd floor apartment with wonderful partial views of the outer harbour and sea. Situated on the popular Sovereign Harbour South development the apartment benefits from well proportioned accommodation comprising of 2 double bedrooms, the master having an en-suite shower room/WC, further bathroom/WC, fitted kitchen with integrated appliances and lounge/dining room with access to the sun balcony. Further benefits include double glazing, gas central heating and an allocated parking space. The harbours bars and restaurants are within easy walking distance and an internal inspection comes highly recommended.

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Main Features

- Well Presented Harbour Apartment
- 2 Bedrooms
- Third Floor
- Double Aspect Lounge
- Sun Balcony With Sideways Views Of The Outer Harbour
- Fitted Kitchen
- En-Suite Shower Room/WC
- Modern Bathroom/WC
- Double Glazing & Gas Central Heating
- Allocated Parking Space

Entrance
Communal entrance with security entry phone system. Stairs and lift to third floor private entrance door to -

Hallway
Radiator. Entryphone handset. Coved ceiling. Built-in cupboard. Airing cupboard housing hot water cylinder. Wood effect flooring.

Double Aspect Lounge
13'10 x 13'0 (4.22m x 3.96m)
Radiator. Coved ceiling. Wall lights. Television point. Double glazed window to side aspect. Double glazed doors to -

Sun Balcony
With wonderful sideways views of the outer harbour and sea.

Fitted Kitchen
8'7 x 7'9 (2.62m x 2.36m)
Range of fitted lightwood wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in gas hob with double oven under and stainless steel splashback. Extractor cooker hood. Integrated washing machine, dishwasher and fridge/freezer. Cupboard housing gas boiler. Inset spotlights. Double glazed window.

Bedroom 1
11'3 x 10'11 (3.43m x 3.33m)
Radiator. Built-in wardrobe. Double glazed window. Double glazed door to sun balcony. Further door to -

En-Suite Shower Room/WC
Suite comprising shower cubicle. Low level WC with concealed cistern. Wash hand basin with mixer tap. Part tiled walls. Extractor fan. Inset spotlights. Heated towel rail.

Bedroom 2
17'5 x 9'2 (5.31m x 2.79m)
Radiator. Fitted wardrobes. Coved ceiling. Double glazed windows to front and side aspects.

Modern Bathroom/WC
White suite comprising panelled bath with chrome mixer tap and handheld shower attachment. Low level WC with concealed cistern. Wash hand basin with mixer tap. Part tiled walls. Extractor fan. Inset spotlights. Heated towel rail.

Parking
The apartment has an allocated parking space within the development.

Council Tax Band = D

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: £100 per annum
Maintenance: £1320.12 paid half yearly
Water Feature Charge: £338 per annum
Harbour Charge: Awaiting confirmation
Lease: 125 years from 2003. 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.