HUNT FRAME
ESTATE AGENTS



11C Long Beach View, Eastbourne, BN23 5NA

£220,000

2 2 1 C

LOVELY SECOND (TOP) FLOOR APARTMENT with STUNNING WATERSIDE VIEWS, now offered CHAIN FREE with SPACIOUS TWO DOUBLE BEDROOM accommodation that consists of a large SITTING/DINING ROOM, a MODERN KITCHEN and an EN-SUITE & FAMILY BATHROOM. The property also benefits from an ALLOCATED PARKING SPACE and a GARAGE. Highly recommended.

The property is situated on the North Harbour of Sovereign Harbour which is Northern Europe's largest composite marina complex and boasts four linked harbours. 'The Waterfront' enjoys wine bars, restaurants and cafes that overlook the water and add to the laid-back ambiance of the marina and to the unique lifestyle. Close to The Waterfront lies Sovereign Harbour Yacht Club and just moments away, there is a retail park.







COMMUNAL ENTRANCE
Communal entrance door, stairs to the top (second) floor.

LOBBY
Entrance door into a lobby area, door to the kitchen, open to the reception room.

KITCHEN
12'11 x 12'2 (3.94m x 3.71m)
Modern kitchen with a range of floor standing and wall mounted units with worktop space. Integral electric oven with hob and extractor unit above, plumbing and space for a washing machine, space for a freestanding fridge/freezer, tiled splashbacks, inset one and half bowl sink unit with mixer tap and drainer, concealed wall mounted boiler, UPVC double glazed window to the front aspect.

SITTING/DINING ROOM
24'5 x 20'8 (7.44m x 6.30m)
Spacious lounge/diner with ample seating and dining space, enjoying an aspect to the side of the building with lovely waterside views via a UPVC double glazed window and matching UPVC double opening doors with a juliette balcony, radiator, fireplace with surround, mantle and hearth with inset electric fire, doors off to the bathroom and both bedrooms.

BEDROOM 1
13'7 x 11'8 (4.14m x 3.56m)
Fitted with a run of wardrobes, radiator, UPVC double glazed window to the rear with matching UPVC double opening doors with a juliette balcony, both having lovely direct waterside views, radiator, door to the en-suite.

EN-SUITE
Fitted with a suite comprising of an enclosed shower cubicle with shower unit, low level Wc and wash hand basin, fully tiled walls, extractor fan.

BEDROOM 2
13'7 x 12'11 (4.14m x 3.94m)
Dual aspect with UPVC double glazed windows to both the side and rear elevations and enjoying waterside views from both, radiator.

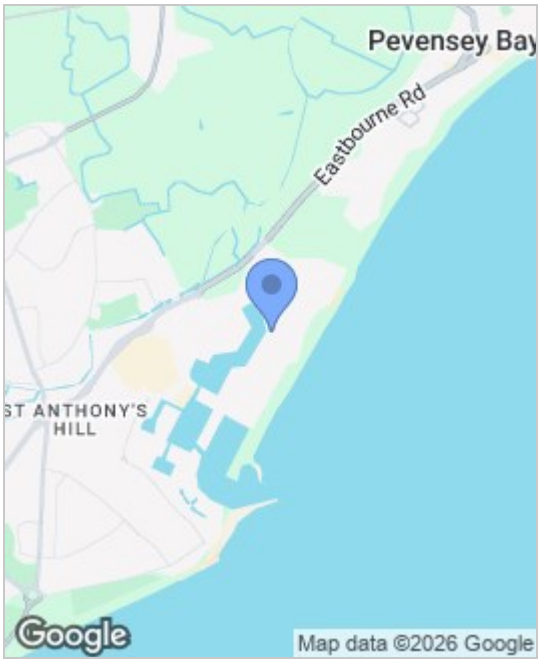
FAMILY BATHROOM
Suite comprising of a panelled bath with shower attachment, low level Wc and wash hand basin, radiator, fully tiled walls, extractor fan.

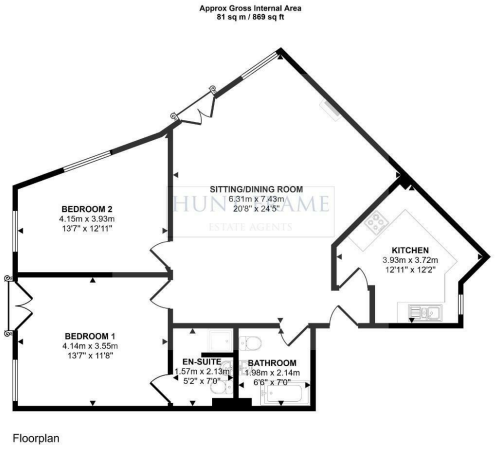
GARAGE
Situated to the front of the property in a block of four.

ALLOCATED PARKING
Dedicated parking space to the front of the property.

OUTGOINGS
LEASE: 125 YEARS FROM 01/01/1999 97 YEARS REMAINING
MAINTENANCE: approx £2411 PA
GROUND RENT: £409 PA (TBC)
COUNCIL TAX BAND: D

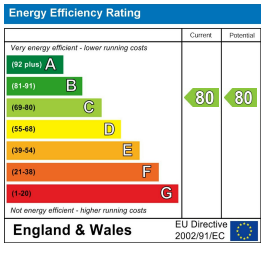
AGENTS NOTE
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Coadjute will send a secure link for you to complete the biometric checks electronically. A fee of £45+ VAT per person will apply for these checks. These anti-money laundering checks must be completed before we can commence marketing or issue a sales memo. Please contact the office if you have any questions in relation to this.

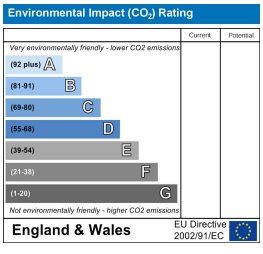




Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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.

16 Cornfield Road, Eastbourne, East Sussex, BN21 4QE
Tel: 01323 737373 | Email: info@huntframe.co.uk
www.huntframe.co.uk