



TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



2 Bathroom

£279,950



Flat 10, 12 San Diego Way, Eastbourne, BN23 5BG

A stunning second floor turret style apartment offering panoramic sea views across The English Channel. This larger than average design has been vastly upgraded and immaculately presented, featuring spacious open plan living accommodation that opens onto an impressive 18' sun balcony overlooking the sea. The sitting room and principal bedroom both enjoy direct access to the balcony, while the distinctive turret area provides a charming Juliette balcony and additional dining or study space. Both bedrooms benefit from modern en-suite shower rooms, with the property finished to a high specification throughout including a contemporary integrated kitchen. Located within a secure gated development close to the harbour's shops and restaurants, the apartment also includes an allocated parking space and is offered to the market chain free, making it an ideal seaside home or lock-up and leave retreat.

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Main Features

- Beautifully Presented Beach Front Apartment
- 2 Bedrooms
- Second Floor
- Spacious Lounge/Dining Room
- Sun Balcony With Stunning Panoramic Sea Views
- Stylish Fitted Kitchen
- 2 Modern En-Suite Shower Room/WC's
- Double Glazing
- Allocated Parking Space

Entrance

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

Hallway

Entryphone handset. Double storage cupboard. Infrared mirrored heater.

Spacious Lounge/Dining Room

20'4 x 15'9 (6.20m x 4.80m)

Array of fitted units. Double glazed windows to rear aspect with stunning sea views. Opening to kitchen. Double glazed French doors to Juliette balcony and double glazed patio doors to -

Sun Balcony

18'4 x 3'4 (5.59m x 1.02m)

With stunning panoramic views of the sea.

Fitted Kitchen

13'2 x 10'11 (4.01m x 3.33m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset hob and extractor cooker hood. Eye level double electric oven pairable to Wi-Fi.

Integrated fridge/freezer, washing machine, dishwasher and additional fridge. Double glazed window to front aspect.

Bedroom 1

12'6 x 8'1 (3.81m x 2.46m)

Fitted wardrobes. Infrared mirrored heater. Double glazed doors to balcony with stunning sea views. Door to -

En-Suite Shower Room/WC

Suite comprising shower cubicle. Low level WC. Wash hand basin. Shaver point. Extractor fan. Heated towel rail. Double glazed window to rear aspect.

Bedroom 2

8'10 x 7'1 (2.69m x 2.16m)

Electric radiator. Fitted wardrobe. Double glazed doors to front aspect Juliette balcony. Door to -

En-Suite Shower Room/WC

Suite comprising shower cubicle. Low level WC. Wash hand basin. Shaver point. Extractor fan. Heated towel rail. Double glazed window to front aspect.

Parking

Allocated parking space and further visitors parking.

EPC = C

Council Tax Band = E

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: £140 per annum

Maintenance: £824 per quarter

Harbour Charge: £330 per annum

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.