TOWN FLATS

01323 416600

Leasehold

2 Bedroom | 1 Reception | 2 Bathroom

£215,000









74 Royal Sovereign View, Eastbourne, BN23 6EQ

A spacious 2 bedroom second floor apartment that benefits from wonderful sea views. Situated in Langney Point the apartment benefits from security entryphone system, lounge with access to the balcony, en-suite shower room/WC off the master bedroom, further bathroom/WC, double glazing and electric heating. To the front there is a garage and the flat has the remainder of a 999 year lease term. The flat is being sold CHAIN FREE and an internal inspection comes highly recommended.

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Leasehold

74 Royal Sovereign View, Eastbourne, BN23 6EQ

£215,000

Main Features

- CHAIN FREE Spacious 2 Bedroom Second Floor Apartment
- Lounge With Access To Balcony
- Fitted Kitchen
- En-Suite Shower Room/WC To Master Bedroom
- Further Bathroom/WC
- Double Glazing & Electric Heating
- Garage To The Front
- Remainder Of 999 Year Lease
- Popular Langney Point Location
- Ideal First Time Buy Or Investment Opportunity

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

Hallway
Night storage heater. Entryphone handset. Coved ceiling. Airing cupboard housing hot water cylinder.

Lounge/Dining Room
13'11 x 11'3 (4.24m x 3.43m)
Night storage heater. Coved ceiling. Double glazed window. Double glazed door to balcony.

Fitted Kitchen
11'3 x 7'11 (3.43m x 2.41m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Cooker point. Plumbing and space for washing machine. Space for under counter fridge and freezer. Part tiled walls. Coved ceiling. Double glazed window.

Bedroom 1
12'0 x 8'9 (3.66m x 2.67m)
Electric heater. Coved ceiling. Fitted wardrobe with mirrored sliding doors. Double glazed window. Door to -

En-Suite Shower Room/WC
Suite comprising shower cubicle. Low level WC. Wash hand basin. Heated towel rail. Wall mounted electric heater.

Bedroom 2
9'2 x 9'1 (2.79m x 2.77m)
Electric heater. Coved ceiling. Double glazed window.

Bathroom/WC
Suite comprising panelled bath with chrome mixer tap and shower attachment. Pedestal wash hand basin. Low level WC. Part tiled walls. Heated towel rail. Extractor fan.

Parking
Garage with up & over door.

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: Peppercorn
Maintenance: £1800 per annum
Lease: 999 years from 1987. 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.