TOWN FLATS

01323 416600

Leasehold

2 Bedroom | 1 Reception | 1 Bathroom

£180,000









119 Long Beach View, Eastbourne, BN23 5NB

A well presented 2 bedroom ground floor apartment with private terrace that provides wonderful views over communal gardens and the harbour. Situated on the popular Sovereign Harbour North development and being sold CHAIN FREE the flat benefits from fitted kitchen, lounge/dining room with access to the private terrace, modern bathroom/WC, double glazing and gas central heating. The flat has an allocated parking space and is within comfortable walking distance of the harbours bars and restaurants. An internal inspection comes highly recommended.

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Leasehold

119 Long Beach View, Eastbourne, BN23 5NB

£180,000

Main Features

- Well Presented Two Bedroom Ground Floor Apartment
- Private Terrace With Views Over Communal Gardens & Harbour
- Spacious Lounge/Dining Room With Terrace Access
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing & Gas Central Heating
- Allocated Parking Space
- Popular Sovereign Harbour North Location
- Walking Distance To Harbour Bars & Restaurants
- CHAIN FREE

Entrance
Entryphone handset. Coved ceiling. Inset spotlights. Double glazed window.

Hallway
Entryphone handset. Coved ceiling. Inset spotlights. Double glazed window.

Lounge
Radiator. Television point. Coved ceiling. Double glazed window. Double glazed French doors to -

Private Terrace
The terrace is laid to patio and provides direct Harbour views and gated access to the landscaped communal gardens.

Fitted Kitchen
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in gas hob and electric oven. Extractor cooker hood. Space for upright fridge/freezer. Plumbing and space for washing machine. Part tiled walls. Radiator. Coved ceiling. Double glazed window.

Bedroom 1
Radiator. Coved ceiling. Double glazed French doors to private terrace.

Bedroom 2
Radiator. Coved ceiling. Fitted wall units. Double glazed windows to front aspect.

Modern Bathroom/WC
White suite comprising panelled bath with chrome mixer tap and shower over. Low level WC. Pedestal wash hand basin with mixer tap. Tiled walls. Radiator. Inset spotlights. Extractor fan. Frosted double glazed window.

Parking
The flat benefits from an allocated parking space.

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: £300 per annum
Maintenance: Awaiting confirmation
Lease: 98 years remaining. We have been advised of the remaining 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.