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Taylor Engley









Flat 33, 12 San Diego Way, Eastbourne, East Sussex, BN23 5BG
Guide Price £325,000 Leasehold

An opportunity has arisen to purchase this STUNNING TWO DOUBLE BEDROOMED TOP-FLOOR (FOURTH FLOOR) APARTMENT in the sought-after Chatsworth Strand development situated in North Harbour. Boasting beautiful beach and sea views, features include a spacious lounge/dining room opening onto a sun balcony, fitted kitchen with integrated appliances, master bedroom with en-suite, guest bathroom and secure under-block parking for two vehicles, offered with vacant possession. Internal inspection highly recommended.



The property is located in the popular Sovereign Harbour North area, being within easy access of local bars, restaurants and shops, located in the Sovereign Harbour district. Eastbourne's town centre is approximately five miles distant and offers a comprehensive range of shopping facilities and mainline railway station.

*** ENJOYING FINE SEA VIEWS * ELECTRIC HEATING * DOUBLE GLAZED WINDOWS * LIVING ROOM OPEN PLAN FITTED KITCHEN * SPACIOUS BALCONY WITH COASTAL VIEWS * TWO BEDROOMS * EN-SUITE SHOWER ROOM * GUEST BATHROOM * TWO CAR PARKING SPACES WITHIN DOUBLE GARAGE WITH ADDITIONAL STORAGE * VACANT POSSESSION OFFERED ***





The accommodation
Comprises:

COMMUNAL ENTRANCE DOOR
With security entry phone, front door to:

COMMUNAL ENTRANCE HALL
With lift and stairs to all floors.

FOURTH FLOOR LANDING (TOP)
Entrance door giving access to:

HALLWAY
With two built-in storage cupboards, security entry phone receiver.

LIVING ROOM
18'0 10'10 (5.49m 3.30m)
With far reaching sea views being rear aspect with tilt and slide uPvc doors opening to southerly balcony having direct sea views, uPvc window to side, wall mounted electric slimline radiators, television and satellite points.

SUN BALCONY
Decked balcony with glazed railings overlooking the beach and sea beyond.

FITTED KITCHEN
10'10 x 7'8 (3.30m x 2.34m)
With a comprehensive range of matching eye and base level units with complimentary rolled edge moulded work top surfaces over with inset one and a half bowl stainless steel sink unit with mixer taps, Bosch four burner ceramic hob with stainless steel chimney extractor above with Bosch electric oven below, integrated washer dryer, dishwasher fridge and freezer, windows to front with far reaching inland views.

MASTER BEDROOM
12'4 x 10'3 (3.76m x 3.12m)
With far reaching sea views with upvc double glazed tilt and slide doors leading on to balcony , wall mounted electric panel heater.

EN SUITE SHOWER ROOM/WC
9'9 maximum x 4'10 (2.97m maximum x 1.47m)
With a white suite comprising shower cubicle with inset thermostatic shower unit, hand wash basin, low level wc, fully tiled walls with complimentary floor tiling, electric towel rail, obscure upvc windows to rear.

GUEST BEDROOM
11'5 x 10'10 (3.48m x 3.30m)
With upvc windows to front, electric panel heater, built-in double wardrobe.

GUEST BATHROOM/WC
10'4 x 6'2 (3.15m x 1.88m)
With a modern white suite comprising panelled bath with mixer taps and shower attachment over, close coupled wc, vanity hand wash basin fully tiled walls with complimentary floor tiling, heated towel rail.

DOUBLE GARAGE/PARKING
Parking for one vehicle to the front of the garage with ample storage space within , power and light with up and over door.

N.B
We have been advised by our client that the current maintenance charges are
£824.43 per quarter (3,297.72 annually)
Lease is 125 years from 2003 with 102 years remaining
Ground Rent £140.00
Sea Defence charge £401.32 per annum

COUNCIL TAX BAND:
Council Tax Band - Band 'E' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

OPENING HOURS
We are open:-
8:45am - 5:45pm weekdays
9:00am - 5:30pm Saturdays

FOR CLARIFICATION:
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:
All appointments are to be made through TAYLOR ENGLEY.













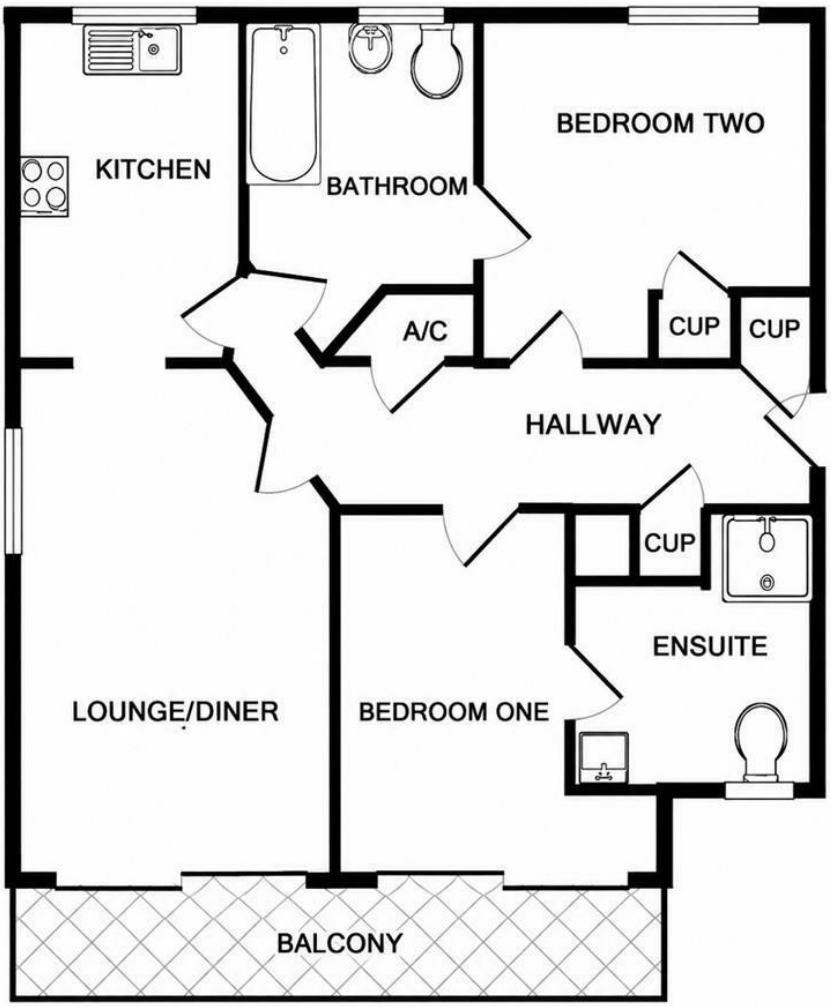

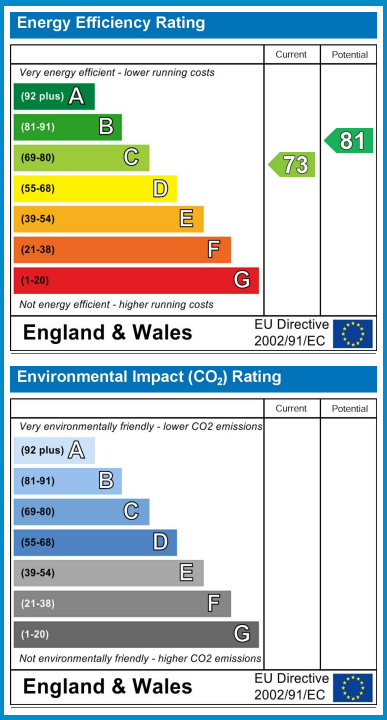

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed. Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
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