



TOWN FLATS



📞 01323 416600

Leasehold



2 Bedroom



1 Reception



2 Bathroom

Guide Price
£190,000 - £205,000



11 St. Kitts Drive, Eastbourne, BN23 5TL

GUIDE PRICE £190,000 to £205,000

An extremely well presented 2 bedroom second (top) floor apartment situated in lawned communal gardens on the Sovereign Harbour South development. Being sold CHAIN FREE the apartment benefits from spacious and well proportioned accommodation comprising of 2 double bedrooms one with en-suite shower room/WC, further bathroom/WC, fitted kitchen with integrated appliances and a double aspect lounge/dining room with access to the balcony. Further benefits include double glazing, gas central heating and an allocated parking space. The harbours bars & restaurants and seafront are all within comfortable walking distance.



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info@townflats.com

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Eastbourne, BN23 5TL

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Main Features

- Beautifully Presented 2 Bedroom Second (Top) Floor Apartment
- Situated In The Sought After Sovereign Harbour South Development
- 2 Spacious Double Bedrooms
- Principal Bedroom Benefiting From An En-Suite Shower Room/WC
- Modern Fitted Kitchen With Integrated Appliances
- Bright Double Aspect Lounge/Dining Room With Access To A Private Balcony Overlooking Communal Gardens
- Double Glazing & Gas Central Heating Throughout
- Allocated Parking Space
- The Harbour's Bars, Restaurants & Seafront All Within Easy Walking Distance Of The Property
- Offered To The Market CHAIN FREE

Entrance

Communal entrance with security entry phone system. Stairs to second (top) floor private entrance door to -

Hallway

Radiator. Coved ceiling. Entryphone handset. Airing cupboard housing boiler. Built-in cupboard.

Double Aspect Lounge/Dining Room

22'9 x 10'2 (6.93m x 3.10m)

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

Sun Balcony

With overs over communal gardens.

Fitted Kitchen

9'0 x 8'4 (2.74m x 2.54m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob. Stainless splash & extractor cooker hood. Plumbing and space for washing machine & dishwasher. Integrated fridge/freezer. Wood effect flooring. Inset spotlights. Radiator. Double glazed window.

Bedroom 1

10'8 x 9'5 (3.25m x 2.87m)

Radiator. Fitted wardrobes. Coved ceiling. Double glazed window to rear aspect. Door to -

En-Suite Shower Room/WC

Suite comprising shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Extractor fan. Inset spotlights. Shaver point. Frosted double glazed window.

Bedroom 2

10'2 x 9'9 (3.10m x 2.97m)

Radiator. Coved ceiling. Double glazed window to rear aspect.

Modern Bathroom/WC

Suite comprising panelled bath with chrome mixer tap and shower attachment. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Radiator. Extractor fan. Inset spotlights.

Parking

The apartment 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: Awaiting confirmation

Maintenance: £1168.32 paid half yearly

Sea Defence Charge = £379.29 per annum

Water Feature Charge = £338.33 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.