HUNT FRAME

ESTATE AGENTS



15 The Piazza, Eastbourne, BN23 5TG

£200,000

2 2 1 C

CHAIN FREE. A well presented TWO BEDROOM PURPOSE BUILT apartment, located in the beautiful gated development on the waterfront at the SOVEREIGN HARBOUR SOUTH, and within easy reach of harbour walks and shopping, and restaurants. Bedroom 1 with ensuite, and access to balcony, lounge with BALCONY overlooking the harbour entrance, double glazing & gas central heating throughout, bathroom, ALLOCATED PARKING SPACE.







Communal Entrance
Access to this gated and secure flat is via the communal entrance then passenger lift or stairs to the first floor

Flat Entrance
Private door opening to hallway with carpeted flooring, radiator, 2 x storage cupboards and door entry system.

Lounge
13'4 x 12'8 (4.06m x 3.86m)
With carpeted flooring, radiator, double glazed doors opening to:

Balcony
Wooden floored balcony overlooking the Harbour

Kitchen
With a range of wall and base units, built in electric cooker, gas hob, dishwasher, fridge freezer and washing machine. With tiled flooring and glass window overlooking the reception room.

Bedroom 1
18'3 x 9'7 (5.56m x 2.92m)
With carpeted flooring, radiator double glazed windows overlooking the harbour, double glazed door opening to share the reception room balcony, door to:

En Suite
With vinyl flooring, shower cubicle, wash hand basin and w.c.

Bedroom 2
14 x 13'10 (4.27m x 4.22m)
With carpeted flooring, radiator double glazed windows, built in ward robes

Bathroom
With vinyl flooring, wash hand basin, bathroom with shower attachment and w.c.

Lease and Maintenance information
We are advised by the seller that the current length of lease is 125 years from 2001, approximately 101 years remaining (tbc)

The service charge for the property is £956.58 twice yearly

Ground Rent £75 annually

Sea defence £404.96 per annum

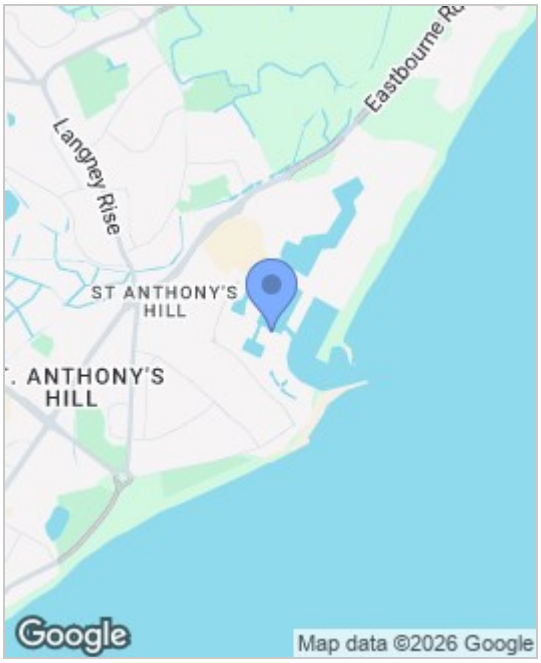
The Ground rent charge is £75 PA

Council Tax Band - D

Communal Gardens
There are communal gardens areas surrounding the property and in the centre of the square.

Allocated parking
Allocated parking space

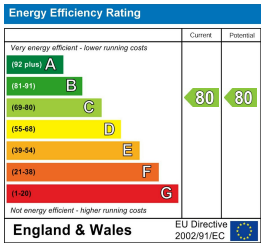
AGENTS NOTE
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Coadjute will send a secure link for you to complete the biometric checks electronically. A fee of £45+ VAT per person will apply for these checks. These anti-money laundering checks must be completed before we can commence marketing or issue a sales memo. Please contact the office if you have any questions in relation to this.

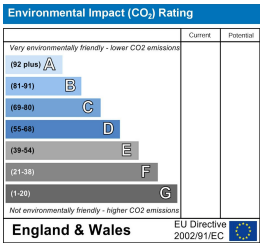


The Piazza



Not to Scale. Produced by The Plan Portal on behalf of Hunt Frame.
For Illustrative.





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