



# TOWN FLATS



☎ 01323 416600

Leasehold

## Guide Price

## £179,950 - £195,000



2 Bedroom



1 Reception



1 Bathroom



## 123 Long Beach View, Eastbourne, BN23 5NB

A well presented second floor apartment offering bright and contemporary living in the sought after North Harbour. This stylish two bedroom flat enjoys a sunny aspect throughout, with a private balcony providing direct and uninterrupted harbour views, perfect for relaxing or entertaining. The property further benefits from allocated parking and is offered to the market chain free, making it an ideal choice for a smooth and hassle free purchase.



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Eastbourne, BN23 5NB

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## Main Features

- Spacious North Harbour Apartment
- 2 Bedrooms
- Second Floor
- Lounge/Dining Room
- Sun Balcony With Views Towards The Inner Harbour
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing & Gas Central Heating
- Communal Gardens
- Allocated Parking Space

## Entrance

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

## Hallway

Entryphone handset. Double glazed window.

## Lounge/Dining Room

14'4 x 14'1 (4.37m x 4.29m )

Radiator. Double glazed window. Double glazed patio doors to -

## Sun Balcony

With views towards the inner harbour.

## Fitted Kitchen

11'5 x 7'6 (3.48m x 2.29m)

Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset gas hob and electric oven under. Extractor cooker hood. Plumbing and space for washing machine. Space for fridge/freezer. Radiator. Cupboard housing boiler. Double glazed window.

## Bedroom 1

15'1 x 10'4 (4.60m x 3.15m)

Radiator. Double glazed window.

## Bedroom 2

8'0 x 7'3 (2.44m x 2.21m)

Radiator. Loft access (Not inspected). Double glazed window.

## Outside

Communal gardens.

## Parking

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: £2304.04 per annum**

**Lease: 125 years from 1999. 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.