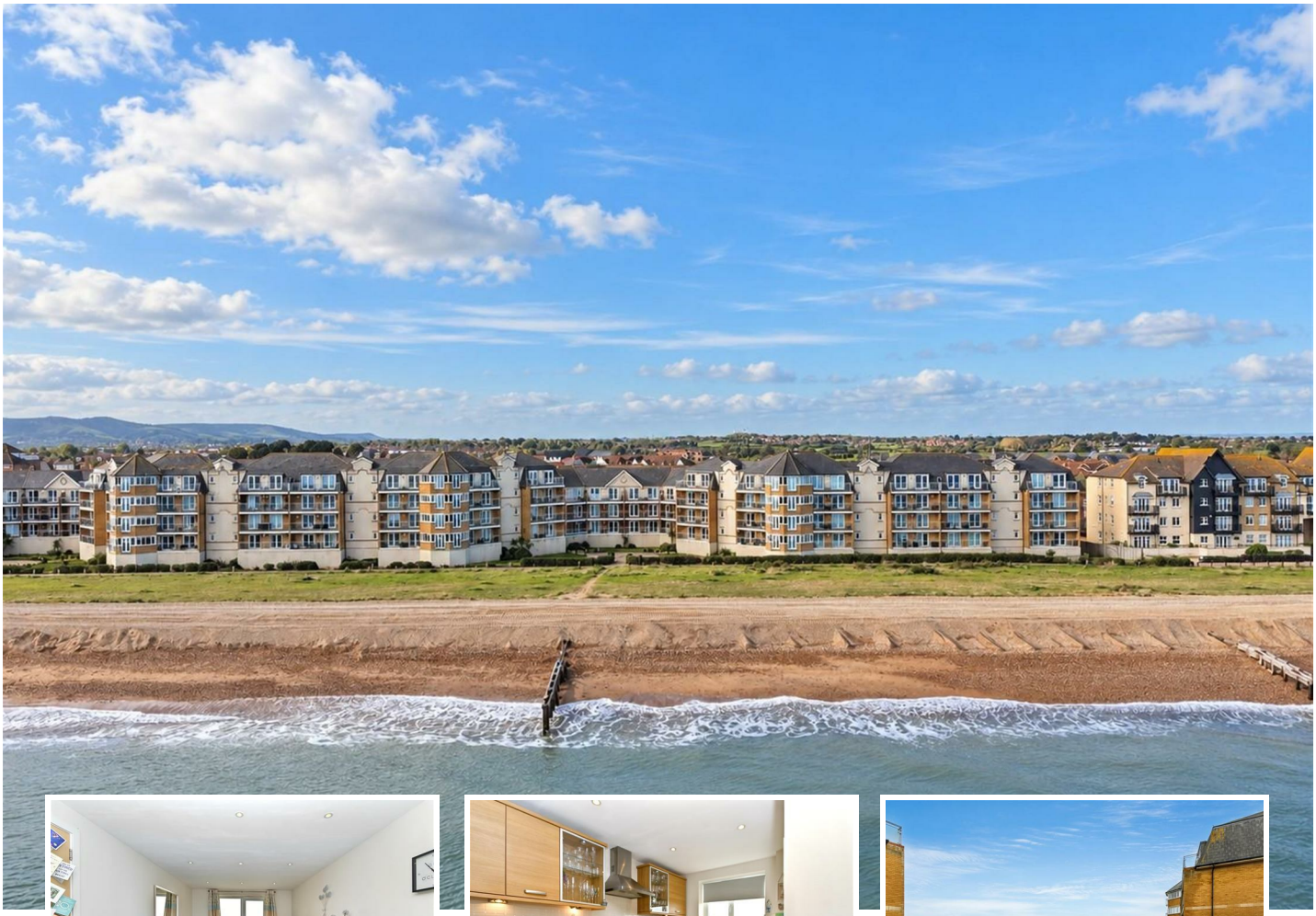
TOWN FLATS

01323 416600

Leasehold

2 Bedroom | 1 Reception | 2 Bathroom

Guide Price £225,000 - £245,000









Flat 5, 14 San Diego Way, Eastbourne, BN23 5BG

*** GUIDE PRICE £225,000 - £245,000 ***

Offered to the market chain free, this beautifully presented second floor apartment enjoys stunning direct views across the seafront and provides stylish, contemporary living in an enviable coastal location. The heart of the home is the impressive open plan lounge, dining area and kitchen, creating a bright and sociable space perfectly designed to maximise the wonderful sea views. Sliding doors open onto a private sun balcony, offering the ideal spot to relax and enjoy the ever changing coastal outlook. The apartment features two well proportioned bedrooms, with the principal bedroom benefiting from a modern en suite shower room. Bedroom two enjoys direct access to a Jack and Jill bathroom, which can also be accessed from the hallway, providing excellent convenience for both residents and guests. Further benefits include two allocated parking spaces, well maintained communal areas, and a highly desirable position within easy walking distance of the harbour's array of shops, restaurants cafés and leisure facilities. Combining breath taking sea views, generous accommodation and a prime harbour side location, this exceptional apartment represents a superb opportunity for a range of buyers and viewing is highly recommended.

www.town-property.com info@townflats.com

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Main Features

- Well Presented Beachfront Apartment With Stunning Sea Views
- 2 Double Bedrooms
- Second Floor
- Balcony With Sea Views
- Open Plan Lounge/Dining Room & Kitchen
- En Suite Shower Room/WC
- Jack & Jill Bathroom/WC
- Double Glazing
- Two Allocated Parking Spaces
- CHAIN FREE

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

Hallway
Electric radiator. Entry phone system.

Bedroom 1
13'1 x 8'7 (3.99m x 2.62m)
Electric radiator. Built in wardrobe. Double glazed doors to balcony. Door to-

En Suite Shower Room/WC
Shower cubicle with wall mounted shower. Low level WC. Wash hand basin with mixer tap and vanity unit below. Heated towel rail. Part tiled walls. Extractor fan. Shaver point.

Bedroom 2
10'2 x 9'1 (3.10m x 2.77m)
Radiator. Built in wardrobe. Double glazed doors to juliette balcony. Door to-

Jack & Gill Bathroom/WC
Panelled bath with mixer tap and handheld shower attachment. Low level WC. Wash hand basin with mixer tap and vanity unit below. Heated towel rail. Airing cupboard. Frosted double glazed window. Accessible from Bedroom 2 & Hallway.

Lounge/Dining Room
17'11 x 10'10 (5.46m x 3.30m)
Radiator. Double glazed sliding door to balcony.

Kitchen
10'5 x 7'0 (3.18m x 2.13m)
Fitted range of wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Electric hob with electric oven under and extractor over. Integrated fridge freezer, dishwasher and washing machine. Double glazed window.

Parking
The flat has two allocated parking spaces.

AGENTS NOTE:
There is an annual Harbour Charge of £401 per annum.

EPC = C

COUNCIL TAX BAND = D

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: £140 per annum.
Maintenance: £567 per quarter.
Harbour Charge: £401 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.