



TOWN FLATS



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Leasehold

Guide Price
£190,000-£200,000

2 Bedroom 1 Reception 1 Bathroom



Flat 3, 18 Santa Cruz Drive, Eastbourne, BN23 5TX

GUIDE PRICE £190,000 to £200,000

A two bedroom second floor apartment forming part of this small block of four. Situated on the popular Sovereign Harbour South development the flat offers spacious, well-proportioned accommodation comprising of two double bedrooms, one with en-suite shower room, fitted kitchen with integrated appliances, modern bathroom and spacious lounge. The flat benefits from far reaching down land views from the front and water feature from the rear. The harbours range of bars and restaurants and Eastbourne seafront are all within comfortable walking distance. An internal inspection comes very highly recommended. CHAIN FREE

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Eastbourne, BN23 5TX**

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Main Features

- Spacious Harbour Apartment
- 2 Bedrooms
- Second Floor
- Double Aspect Lounge
- Sun Balcony
- Fitted Kitchen
- Modern Bathroom
- En-Suite Shower Room/WC
- Allocated Parking Space
- CHAIN FREE

Entrance

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

Hallway

Radiator. Airing cupboard housing hot water cylinder. Entryphone handset. Coved ceiling. Built-in cupboard with hanging rail and overhead storage.

Double Aspect Lounge

16'6 x 12'6 (5.03m x 3.81m)

Radiator. Coved ceiling. Wall lights. Television point. Double glazed window to side aspect. Double glazed door to -

Sun Balcony

With far reaching rooftop views towards the South Downs.

Fitted Kitchen

10'0 x 8'3 (3.05m x 2.51m)

Range of fitted high gloss wall and base units with chrome handles. Worktop with inset one and a half bowl single drainer sink unit with chrome mixer tap. Built-in gas hob and electric double oven with splashback and extractor cookerhood. Integrated washing machine and fridge/freezer. Inset spotlights. Double glazed window.

Bedroom 1

12'3 x 12'0 (3.73m x 3.66m)

Radiator. Television point. Built-in double wardrobe. Door to -

En-Suite Shower Room/WC

White suite comprising shower cubicle. Low level WC. Pedestal wash hand basin with chrome mixer tap. Part tiled walls. Inset spotlights. Radiator. Extractor fan. Frosted double glazed window.

Bedroom 2

13'9 x 10'0 (4.19m x 3.05m)

Radiator. Television point. Double glazed window with far reaching views towards the South Downs.

Modern Bathroom/WC

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

Parking

The flat has an allocated parking space.

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: £180 per annum

Maintenance: £1030.48 half yearly

Harbour Charge: £288 per annum

Water Feature Charge: £334.53 per annum

Lease: 125 years from 2003. We have been advised of the lease term, we have not seen the lease