

 2 Bedroom 1 Reception 1 Bathroom

Leasehold

**£199,950**

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

A well presented two bedroom first floor apartment situated on the popular Sovereign Harbour development benefitting from wonderful harbour views. Having undergone much improvement, the flat benefits from a wonderful refitted kitchen, waxed oak laminate flooring, double glazing and gas central heating. Further benefits include landscaped gardens and an allocated parking space. An internal inspection comes highly recommended.



## Main Features

- Purpose Built
- 2 Bedrooms
- First Floor
- Lounge
- Sun Balcony With Harbour Views
- Fitted Kitchen
- Modern Bathroom
- Double Glazing
- Gas Central Heating
- Allocated Parking Space

### Entrance

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

### Hallway

Entryphone handset. Coved ceiling. Inset spotlights. Waxed oak laminate flooring. Double glazed window.

### Lounge

14'6 x 13'10 (4.42m x 4.22m)

Radiator. Coved ceiling. Television point. Waxed oak laminate flooring. Double glazed window and door to -

### Sun Balcony

With views over gardens and towards the harbour.

### Fitted Kitchen

11'5 x 7'7 (3.48m x 2.31m)

Refitted range of grey wall and base units with chrome handles. Woodblock worktop with inset single drainer sink unit with one and a half bowl sink unit with chrome mixer tap. Built-in gas hob and oven with stainless steel splash back and extractor cookerhood. Space for upright fridge/freezer. Plumbing and space for washing machine. Cupboard housing gas boiler. Breakfast bar. Radiator. Coved ceiling. Inset spotlights. Waxed oak laminate flooring. Double glazed window.

### Bedroom 1

15'1 x 8'10 (4.60m x 2.69m)

Radiator. Coved ceiling. Double glazed window with views towards the harbour.

### Bedroom 2

8'2 x 7'3 (2.49m x 2.21m)

Radiator. Coved ceiling. Double glazed window.

### Modern Bathroom

White suite comprising panelled bath with mixer tap and handheld shower attachment. Low level WC. Pedestal wash hand basin with chrome mixer tap. Tiled walls. Extractor fan. Inset spotlights. Radiator. Frosted double glazed window.

### Outside

The flat has landscaped communal gardens to the rear and an allocated parking space to the front.

### EPC = 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: £150 per annum.**

**Maintenance: Approximately £1450 per annum.**

**Lease: 125 years from 2001. We have been advised of the lease term, we have not seen the lease.**