

 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	Entrance
<ul style="list-style-type: none">• Purpose Built• 2 Bedrooms• First Floor• Lounge• Sun Balcony With Harbour Views• Fitted Kitchen• Modern Bathroom• Double Glazing• Gas Central Heating• Allocated Parking Space	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.

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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.