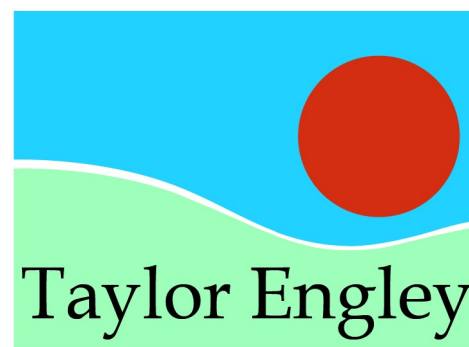


Valuers, Land & Estate Agents
6 Cornfield Road
Eastborne
East Sussex BN21 4PJ

Tel: (01323) 722222
Fax: (01323) 722226

eastbourne@taylor-engley.co.uk
www.taylor-engley.co.uk



Flat 1 18 Santa Cruz Drive, Sovereign Harbour, Eastbourne, East Sussex, BN23 5TX
Offers In Excess Of £200,000 Leasehold

Taylor Engley are pleased to offer to the market this nicely presented TWO BEDROOMED GROUND FLOOR APARTMENT on the south side of Eastbourne's Sovereign Harbour. Offered to the market Chain Free the accommodation on offer comprises private entrance hall, living/dining room with access to a balcony, two double bedrooms, an en-suite shower room to the master bedroom and an additional guest bathroom. The property benefits from gas fired central heating and double glazed windows and also has an allocated off road parking space. Local shopping facilities are available at the nearby Sovereign Retail Park whilst Eastbourne's town centre with its comprehensive shopping facilities and mainline railway station is approximately two and a half miles distant.



*** COMMUNAL ENTRANCE HALL * PRIVATE ENTRANCE HALL * LIVING/DINING ROOM * BALCONY * TWO DOUBLE BEDROOMS * EN-SUITE SHOWER ROOM * GUEST BATHROOM * ALLOCATED OFF ROAD PARKING SPACE * CHAIN FREE ***

DIRECTIONS: From Eastbourne railway station proceed in a north easterly direction along Eastbourne's seafront to the Sovereign Centre roundabout, take the fourth exit into Prince William Parade, continue along Prince William Parade to the roundabout, take the first exit into Atlantic Drive, continue along Atlantic Drive taking the second turning into Santa Cruz Drive and the property will be found in front of you upon entering.



The accommodation

Comprises:

Communal front door opening to:

Communal Entrance Hall

Private front door opening to:

Private Entrance Hall

Cloaks cupboard housing fuses, entry phone system, radiator, airing cupboard housing boiler.

Living/Dining Room

16'7 x 12'5 (5.05m x 3.78m)

(Measurements exclude door recess)

Two radiators, television point, window to side, door to balcony.

Balcony

Situated at the front of the building, having a south-westerly aspect.

Kitchen

10'2 x 8'6 (3.10m x 2.59m)

Having a selection of eye and base level units with work surface, one and a half stainless steel unit with mixer tap, integrated double oven and gas hob with extractor fan over, integrated fridge and freezer, window to side.

Bedroom 1

12'1 x 11'11 (3.68m x 3.63m)

Having built-in wardrobes, radiator, window to rear with door to en-suite shower room.

En-Suite Shower Room

White suite comprising shower cubicle, low level wc, wash hand basin, radiator, part tiled walls, window to side.

Bedroom 2

13'9 x 10'1 (4.19m x 3.07m)

Radiator, window to front.

Bathroom

White suite comprising bath with mixer tap, low level

wc, wash hand basin, part tiled walls, radiator, extractor fan.

Outside

Off Road Parking Space.

One allocated parking space situated to the front of the property.

N.B

We are advised by the vendor of the following:

The current Ground rent £180 per annum

The Service charge up to 31/3/2021 is £1289.36.

The annual water feature charge up to May 2021 is £212.

The annual Sovereign Harbour charge for 2021 is £261.40

There are approximately 111 years remaining on the lease.

VIEWING ARRANGEMENTS

All appointments are to be made through TAYLOR ENGLELY. We are open 7 days a week

OPENING HOURS

We are open:-

8:45am - 5:45pm weekdays

9:00am - 5:30pm Saturdays

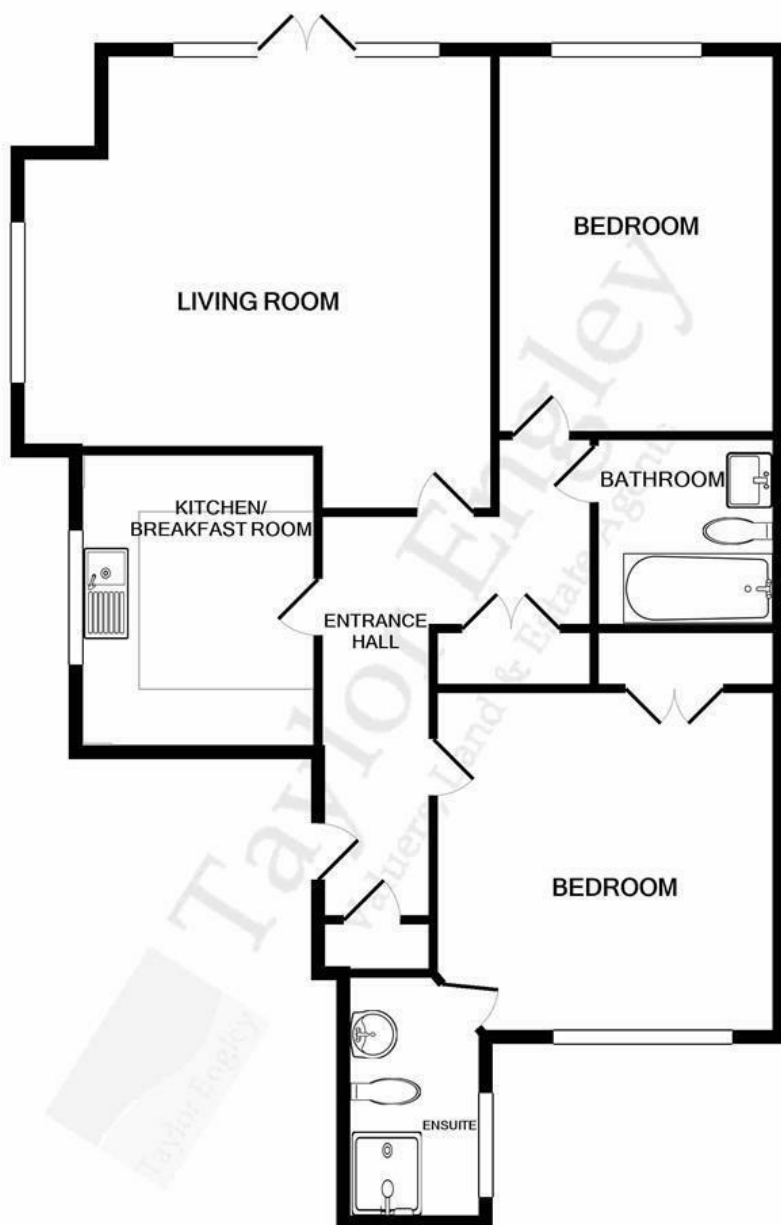
10:00am - 4:00pm Sundays

FOR CLARIFICATION

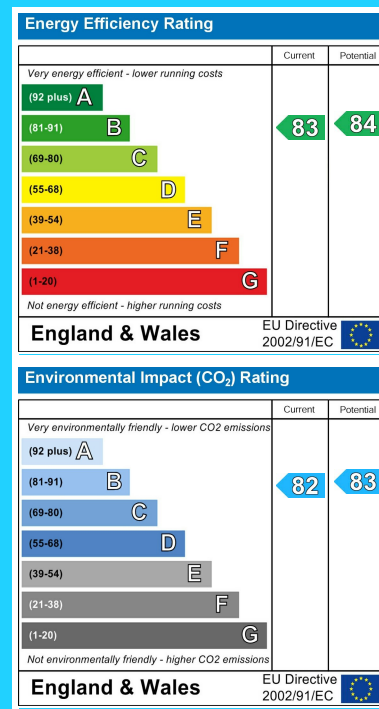
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

Taylor Engley is a trading name of Taylor Engley Limited, registered office Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex BN21 3XE, company number 5477238, registered in England and Wales.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
 Made with Metropix ©2020



We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays 10.00 a.m - 4.00 p.m Sundays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

Also at: 11 High Street, Hailsham, East Sussex BN27 1AL ☎(01323) 440000 Fax: (01323) 440750

