



# BROOK GAMBLE



**Flat 10 12 San Diego Way, Eastbourne, BN23 5BG**

**£279,500**

FURTHER INCENTIVES FOR PURCHASERS AVAILABLE. Brook Gamble are delighted to offer to the market this larger than average extremely well presented 2 bedroom second floor apartment situated on Sovereign Harbour North. Being one of the larger designs on this development, and located on the seafront with stunning panoramic sea views, the apartment boasts large open-plan living accommodation and a modern Kitchen with integrated appliances. Both of the bedrooms boast en-suite shower rooms, with the master having access to the sun balcony and enjoying the wonderful sea views. Gated parking is available in the form of an allocated parking space with further gated visitor parking available. Being sold chain free, viewing is considered essential. Sole Agents.

### **Communal Entrance**

Communal Front Door with entryphone handset. Stairs or lift to 2nd floor landing. Private front door to Private Entrance Hall.

### **Private Entrance Hall**

Built-in double wardrobe cupboard, wall lights, further storage cupboard, entry phone handset. Mirror fronted electric wall mounted heater (thermostatically controlled). Double width doorway into Lounge.

### **Lounge 16'11 x 12'1 (5.16m x 3.68m)**

With range of built-in storage cupboards and shelving, inset ceiling spotlights, wall mounted electric radiator, UPVC double glazed sliding patio door opening onto Sun Balcony measuring 18'4 in width and enjoying glorious panoramic views of the sea. Open plan from Lounge to both Dining Room/Study & Kitchen.

### **Dining Room / Study 13'6 x 9'4 (4.11m x 2.84m)**

Being irregular in shape, the shape measurements are approximate. Wall mounted electric radiator, UPVC double glazed double doors to Juliet Balcony, and further uPVC double glazed windows with stunning views to the sea.

### **Kitchen 13'1 x 10'8 max reducing to 4'7 (3.99m x 3.25m max reducing to 1.40m)**

Sink unit recessed into worksurface with mixed taps above and cupboard below. Further drawers and base units with working surfaces over, incorporating ceramic hob with cooker hood above, eye-level electric double oven (wifi controllable via app), integrated fridge and freezer, integrated dishwasher, integrated washing machine, further integrated fridge. Wall units with under under cupboard lighting, tiled floor, inset ceiling spotlights, UPVC double glazed window to rear.

### **Bedroom 1 12'1 x 10'4 (3.68m x 3.15m)**

Range of built-in wardrobe cupboards, Mirror fronted electric wall mounted heater (thermostatically controlled), UPVC double glazed door with uPVC double glazed side screen opening on Sun Balcony, and enjoying stunning panoramic sea views. Door to En-Suite Shower room.

### **En-Suite Shower Room 9'10 x 5' (3.00m x 1.52m)**

Luxury shower cubicle with wall mounted shower unit, glazed shower screen, fully tiled walls, inset ceiling spotlights, extractor fan, heated towel rail, wash basin with mixer taps and drawers below. Low flush WC, fitted mirror with lighting, shaver point, frosted UPVC double glazed window to rear, tiled floor.

### **Bedroom 2 9'4 x 5'9 (2.84m x 1.75m)**

Measurements include the depth of the built-in mirror fronted wardrobe cupboard but exclude the

door recess. UPVC double glazed double door opening onto Juliet balcony to rear. Wall mounted electric radiator, door to En-suite Shower Room.

### **En-Suite Shower Room 8'4 x 8' (2.54m x 2.44m)**

Tiled shower cubicle with wall mounted shower unit and rainfall showerhead. Glazed screens, wash basin with mixer taps and cupboard below. Fitted mirror with light and shaver point. Low flush WC, tiled walls, tiled floor, heated towel rail, inset ceiling spotlights, extractor fan, frosted UPVC double glazed window to rear.

### **Outside**

There is an allocated parking space accessed via remote controlled secure gates. There are also further visitor parking spaces.

### **Other Information**

Our vendor advises of the following information:

Lease: 125 years from 1/1/2003.

Ground Rent: £140p.a

Harbour Charges combined: £330 p.a

Maintenance: Approx £824 per quarter.

## Floor Plan

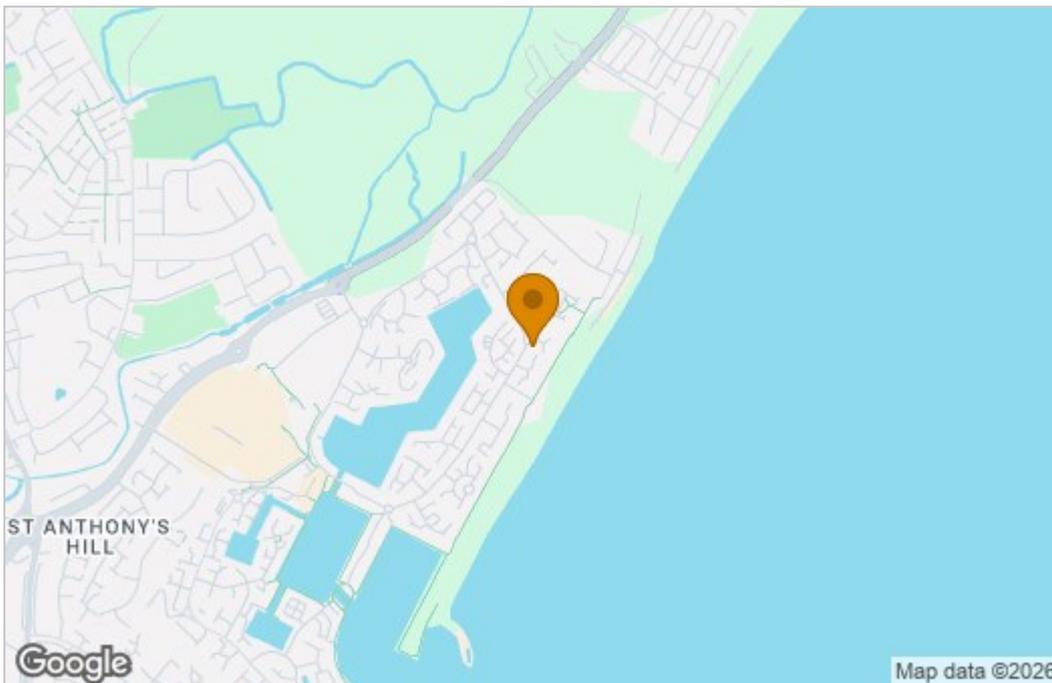
Approx Gross Internal Area  
81 sq m / 871 sq ft



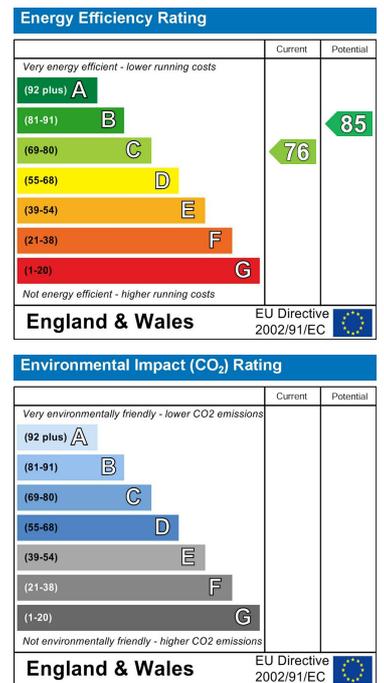
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.