

HUNT FRAME

ESTATE AGENTS



15 The Piazza, Eastbourne, BN23 5TG

£290,000



A well presented TWO BEDROOM PURPOSE BUILT apartment, located in the beautiful gated development on the waterfront at the SOVEREIGN HARBOUR SOUTH, and within easy reach of harbour walks and shopping, and restaurants. Currently let to tenants on an AST at £995 PCM. Master bedroom with ensuite, and access to balcony, lounge with BALCONY overlooking the harbour entrance, double glazing & gas central heating throughout, bathroom, ALLOCATED PARKING SPACE.



Communal Entrance

Access to this gated and secure flat is via the communal entrance then passenger lift or stairs to the first floor

Flat Entrance

Private door opening to hallway with carpeted flooring, radiator, 2 x storage cupboards and door entry system.

Lounge

13'4 x 12'8 (4.06m x 3.86m)

With carpeted flooring, radiator, double glazed doors opening to:

Balcony

Wooden floored balcony overlooking the Harbour

Kitchen

With a range of wall and base units, built in electric cooker, gas hob, dishwasher, fridge freezer and washing machine. With tiled flooring and glass window overlooking the reception room.

Bedroom 1

18'3 x 9'7 (5.56m x 2.92m)

With carpeted flooring, radiator double glazed windows overlooking the harbour, double glazed door opening to share the reception room balcony, door to:

En Suite

With vinyl flooring, shower cubicle, wash hand basin and w.c.

Bedroom 2

14 x 13'10 (4.27m x 4.22m)

With carpeted flooring, radiator double glazed windows, built in ward robes

Bathroom

With vinyl flooring, wash hand basin, bathroom with shower attachment and w.c.

Lease and Maintenance information

We are advised by the seller that the current length of lease is 125 years from 2006, approximately 98 years remaining (tbc)

The annual service charge for the property is £ (tbc)

The Ground rent charge is (tbc)

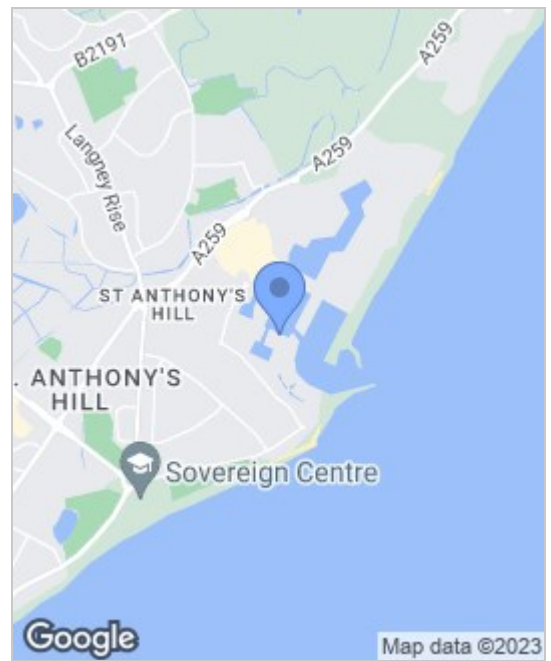
Council Tax Band - D

Communal Gardens

There are communal gardens areas surrounding the property and in the centre of the square.

Allocated parking

Allocated parking space



Not to Scale. Produced by The Plan Portal on behalf of Hunt Frame. For Illustrative.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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