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Taylor Engley









Flat 29, 12 San Diego Way, Sovereign Harbour South, Eastbourne, East Sussex, BN23 5BG
Guide Price £350,000 Leasehold

An excellent opportunity to purchase this STUNNING TWO DOUBLE BEDROOMED FOURTH (TOP) FLOOR APARTMENT, in this favoured Chatsworth Strand development in this favoured North Harbour location. The property offers a fully fitted kitchen with integral appliances, spacious lounge/dining room leading through to sun balcony which is also accessible via the master bedroom. Additionally the property offers en suite shower room to the master bedroom, guest bathroom and secure under-block parking. This apartment offers stunning beach and sea views and is being sold with vacant possession offered. This property is available to purchase fully furnished.



The property is located in the popular Sovereign Harbour North area, being within easy access of local bars, restaurants and shops, located in the Sovereign Harbour district. Eastbourne's town centre is approximately five miles distant and offers a comprehensive range of shopping facilities and mainline railway station.

*** ENJOYING FINE SEA VIEWS * ELECTRIC HEATING * DOUBLE GLAZED WINDOWS * LIVING ROOM OPEN PLAN FITTED KITCHEN * SPACIOUS BALCONY WITH COASTAL VIEWS * TWO BEDROOMS * EN-SUITE SHOWER ROOM * JACK & JILL STYLE BATHROOM * TWO TANDEM CAR PARKING SPACES WITHIN SHARED GARAGE * VACANT POSSESSION OFFERED ***





The accommodation
Comprises:

COMMUNAL ENTRANCE HALL
Wooden door with decorative glazed panels to communal entrance hall, individual locking mail boxes, lift & stairs to all floors.security entry phone,

THIRD (TOP) FLOOR
Private front door opening to:

HALLWAY
Wall mounted Dimplex electric panel heater.

LIVING ROOM
16'9 x 16'1 (5.11m x 4.90m)
Enjoying far reaching views over the sea with upvc windows to rear, adjacent patio doors with access to sun balcony. Television, satellite and FM points, wall mounted electric heater, open plan to:

DINING AREA
12'2 x 9'4 (3.71m x 2.84m)
Spacious dining area with open plan access to kitchen, wall mounted electric heater.

BEACH FRONT BALCONY
Finished with glazed panels and stainless steel balustrades. The decked balcony is accessed via the living room and bedroom 1 and provides panoramic views of the coastline from the Sovereign Harbour entrance to Cooden and Hastings beyond.

FITTED KITCHEN
11'5 x 9'0 irregularly shaped (3.48m x 2.74m irregularly shaped)
With a comprehensive range of matching eye and base level units with complimentary moulded worktop surfaces over with inset single drainer sink unit. Range of integrated appliances which we have been advised are unused with Neff stainless steel four burner electric hob with oven below and stainless steel chimney extractor above, washing machine, tumble dryer, fridge and freezer, wine rack, upvc windows to front.

MASTER BEDROOM
12'1 x 10'3 (3.68m x 3.12m)
Fitted sliding doors which provide access to beach front balcony, electric panel heater, double wardrobe access to:

EN-SUITE SHOWER ROOM/WC
6'3 x 5'4 (1.91m x 1.63m)
With fully tiled spacious shower cubicle with Aqualisa thermostatic shower unit over, wall mounted hand wash basin with chrome mono bloc mixer taps , close coupled wc, shaver point, extractor.

GUEST BEDROOM
9'7 x 9'0 plus door recess (2.92m x 2.74m plus door recess)
With upvc windows to front, wall mounted electric panel heater, built in single wardrobe

GUEST BATHROOM
11'9 x 5'9 (3.58m x 1.75m)
With a contemporary white suite featuring panelled bath with chrome mixers and shower attachment over, shaver point vanity hand wash basin, mirrored cabinet, cupboard housing Megaflow cylinder for the provision of domestic hot water

SECURE UNDER BLOCK PARKING
Two allocated car parking areas under the block with further adjacent storage area

N.B
We have been advised by our client that the current maintenance charges are
£824.43 per quarter (3,297.72 annually)
Lease is 125 years from 2003 with 102 years remaining
Ground Rent £140.00
Sea Defence charge £401.32 per annum

(All details concerning the terms of lease and outgoings are subject to verification.)

COUNCIL TAX BAND:
Council Tax Band - 'E' Eastbourne Borough Council.

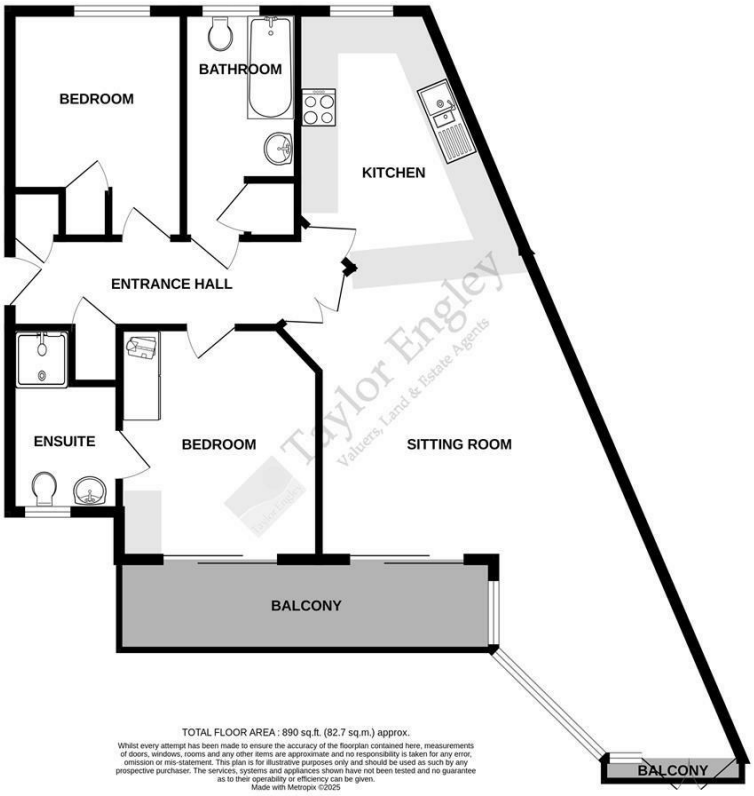
FOR CLARIFICATION:
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:
All appointments are to be made through TAYLOR ENGLEY.





FOURTH FLOOR
890 sq.ft. (82.7 sq.m.) approx.



TOTAL FLOOR AREA : 890 sq.ft. (82.7 sq.m.) approx.

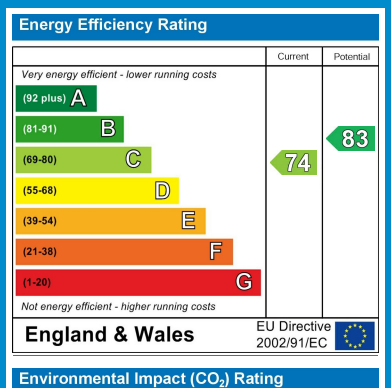
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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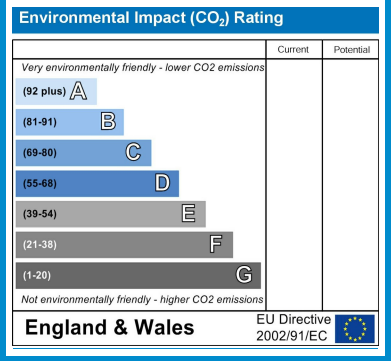












We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

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.
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