



Flat 14 Havana Court, Sovereign Harbour South, Eastbourne, BN23 5UH

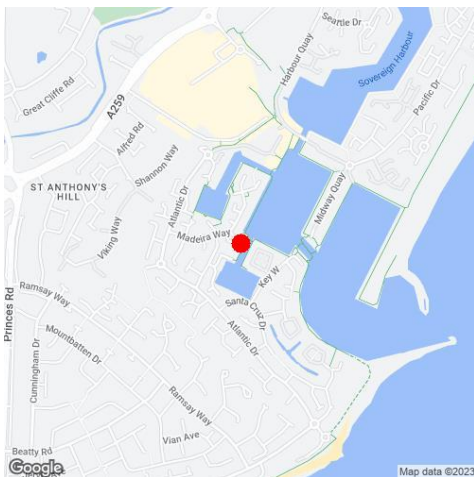
Price £230,000 | Share of Freehold

 **Leaper
Stanbrook**

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A newly decorated two bedroom third (top) floor apartment with a secure underground parking space, affording delightful direct views over the inner harbour from the southerly facing sitting room and balcony. The accommodation comprises a generous living room with defined dining area with casement doors opening onto the balcony. The fitted kitchen has a comprehensive range of wall and base units beneath contoured work surfaces with integrated oven and hob. There are two generous double bedrooms, the master having an en-suite shower room and the other served by a bathroom with white suite. The undercover parking space has lift access to the third floor for added convenience. Other benefits include gas central heating and sealed unit double glazing. The development has direct private access to the main harbour towpath and is just a short walk from the Waterfront shops and restaurants.





At a Glance:

- Delightful inner harbour views
- Newly decorated throughout
- Generous living room with defined dining area
- Fitted kitchen
- Two double bedrooms
- Two bath/shower rooms (one en-suite)
- Undercover parking space
- gas central heating
- No onward chain

Accommodation:

PASSENGER LIFT & STAIRS TO THIRD (TOP) FLOOR

ENTRANCE HALL

LIVING/DINING ROOM
18'4" (5.59m) x 16'4" (4.98m) Max

SUN BALCONY

KITCHEN
11'5" (3.48m) x 7'10" (2.39m)

MASTER BEDROOM
12'0" (3.66m) x 11'11" (3.63m) Max

EN-SUITE SHOWER ROOM

BEDROOM 2
11'5" (3.48m) x 8'0" (2.44m)

BATHROOM

OUTSIDE:

ALLOCATED PARKING SPACE

LEASE:

New 999 year Lease

MAINTENANCE:

2023 - £1,127.98 per half year

GROUND RENT:

n/a

HARBOUR CHARGE:

2023 - £335.83

SUB-LETTING:

Yes

PETS:

Not allowed

COUNCIL TAX:

Band 'D'

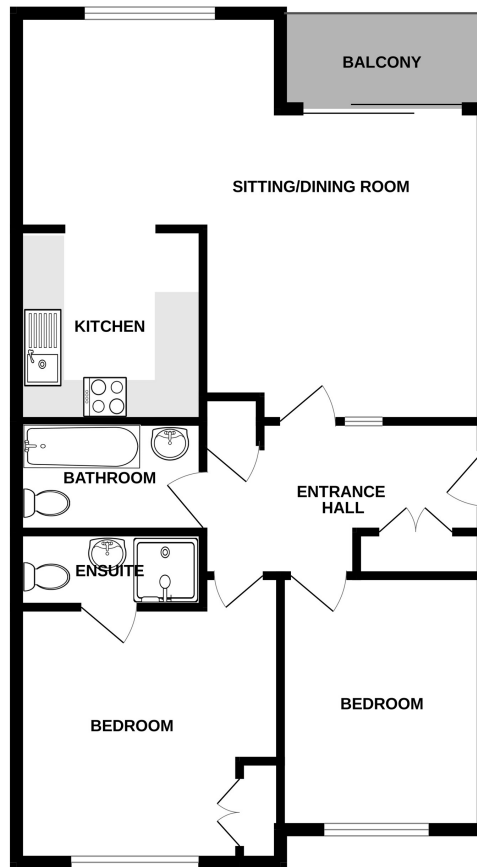
EPC:

'C'

(All details concerning the terms of the Lease and outgoing are subject to verification)



FLOOR
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA: 748 sq.ft. (69.5 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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Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

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