



Flat 1, San Juan Court, Sovereign Harbour, Eastbourne, BN23 5TP

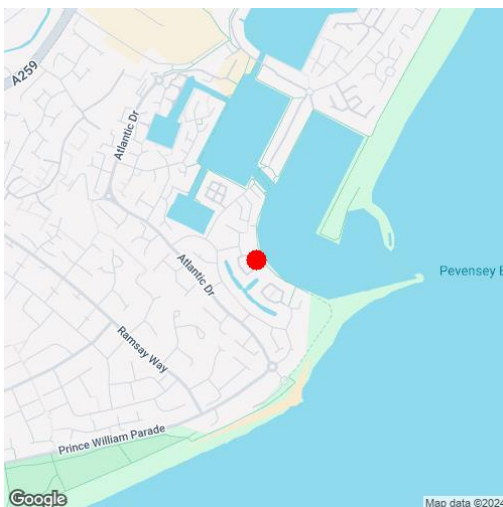
Price £240,000 | Leasehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A bright and spacious two bedroom flat located on the first floor of a modern block located on the popular South Harbour just a stone's throw from the waters of the outer harbour. This delightful flat is offered to the market chain free is a short walk to the variety of cafes and restaurants the harbour has to offer as well as The Crumbles retail park which boasts a range of high street stores and an Asda supermarket. There are good bus routes nearby which offer a good service to Eastbourne town centre which is just over three miles away. Accommodation comprises communal entrance hall, private entrance hall, sitting room with views to the water, kitchen, two double bedrooms, bathroom/wc and en-suite shower room/wc. The property enjoys a pleasant balcony and has an allocated parking space. Additional benefits include double glazing and gas central heating.





At a Glance:

- Two bedroom first floor flat
- Views of the outer Harbour
- Close to cafes, restaurants and The Crumbles retail park
- Chain free
- Sitting room
- Kitchen
- Bathroom
- En-suite shower room
- Balcony
- Allocated parking space

Accommodation:

COMMUNAL ENTRANCE HALL

Stairs and passenger lift to first floor

PRIVATE ENTRANCE HALL

SITTING ROOM

14'1" (4.29m) x 13'5" (4.09m) French doors to balcony

BALCONY

KITCHEN

8'6" (2.59m) x 7'3" (2.21m)

BEDROOM ONE

18'1" (5.51m) x 9'6" (2.9m) Door to balcony

EN-SUITE SHOWER ROOM

BEDROOM TWO

11'6" (3.51m) x 11'2" (3.4m)

BATHROOM

OUTSIDE:

COMMUNAL GARDEN

ALLOCATED PARKING SPACE

Located in a secure car park beneath the building

MAINTENANCE CHARGE:

Approx £3,256.26 per year

GROUND RENT:

£100 per annum

LEASE:

To be confirmed

LETTING:

Allowed

PETS:

Not allowed

COUNCIL TAX:

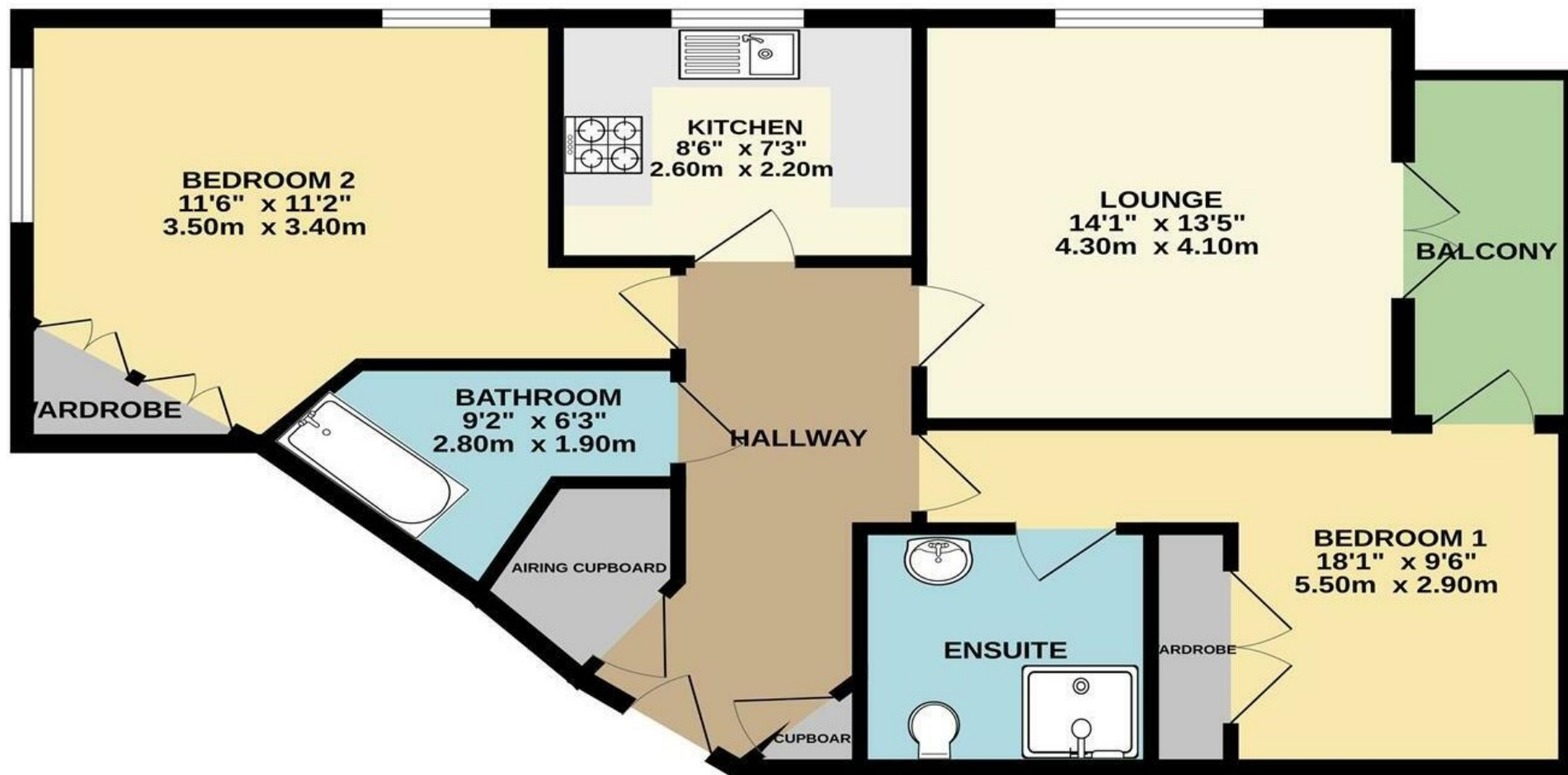
Band 'D'

EPC:

'C'

(All details concerning the terms of the Lease & outgoings are subject to verification)





Ref: 1

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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