




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£385,000  2 Bedroom  1 Bathroom  1 Reception

Ensenada Reef, Eastbourne, East Sussex BN23 5AF



AT A GLANCE...

This impressive apartment is available for sale on the second floor in the sought-after North Harbour with uninterrupted sea views! The property has a long lease term, no onward chain, and accommodation that includes: A well-kept communal entrance and stairs to the apartment entrance on the second floor. With double doors leading to the large south-facing sun terrace, the spacious lounge/dining room has a dual aspect. An array of matching wall and base units are complemented by laminate work surfaces in the modern fitted kitchen. Integrated appliances include a fridge/freezer, dishwasher, washing machine, oven & hob. The apartment benefits from two good-sized double bedrooms. Bedroom two has sea views and the master bedroom has built-in wardrobes and an en-suite shower room. Furthermore, there is a bathroom suite, gas central heating, a large external storage facility measuring approximately 2m x 3m with power and there is an allocated parking space.



Key Features:

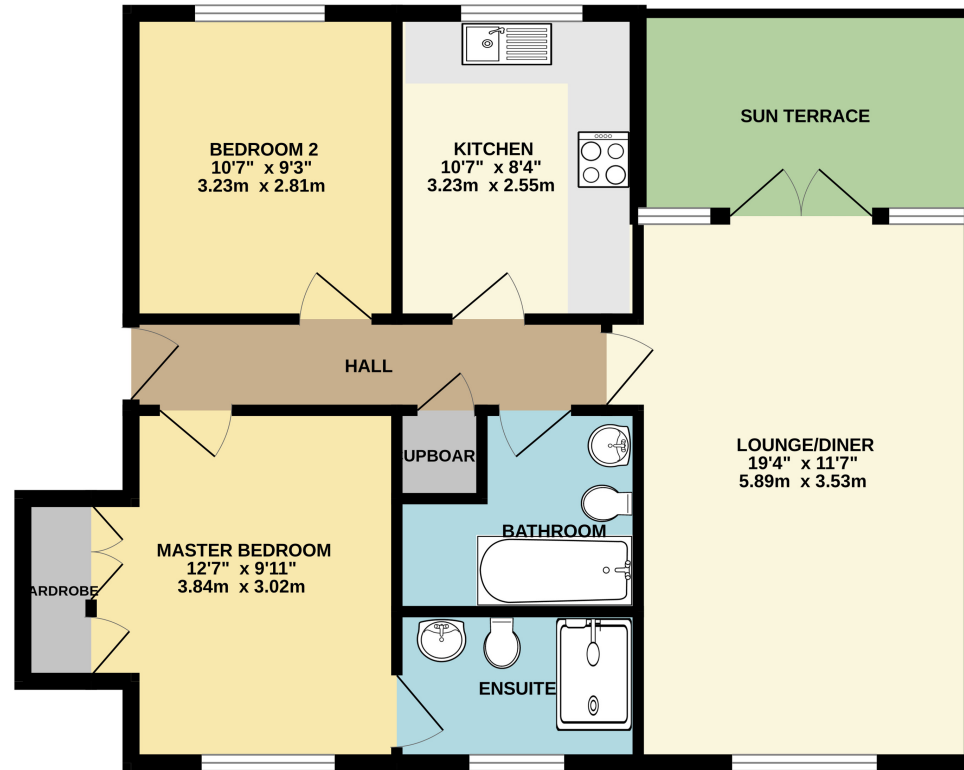
- Second Floor Purpose Built Apartment
- Two Double Bedrooms
- Large South Facing Sun Terrace With Direct Sea Views
- No Onward Chain
- Double glazing & Gas Central Heating
- Master Bedroom With En Suite
- Popular Sovereign Harbour North Location
- Large Storage Facility

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GROUND FLOOR
701 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA: 701 sq.ft. (65.1 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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 83 | 83 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

LEASE & SERVICE CHARGES:-

Tenure - Leasehold
 Remaining lease term - 977 years
 Service charge - £1,700 per annum (includes ground rent)
 Restrictions - Permission is required to keep a pet and sub-letting is allowed.

LOCATION:-

The property occupies a favour North Harbour position directly opposite its stunning Beach and Promenade and within way reach to a an excellent range of waterside restaurants, cafes, pubs, shopping and services as well as the convenience of big name stores and supermarkets within the adjoining Crumbles Retail Park.

Good road and local bus routes offers access into central Eastbourne with its stunning Victorian Seafront, further range of big name retail and town

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