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PROTECTED



15 Southampton Close, Eastbourne, East Sussex, BN23 5RP  
Guide Price £150,000-£155,000



Surridge Mison  
ESTATES



## CASH BUYERS ONLY DUE TO LENGTH OF LEASE

Introducing this beautifully presented, second (top) floor apartment located within a well maintained block, in the desirable Sovereign Harbour area, within close proximity to excellent amenities along with the sunny beachfront. With one double bedroom boasting built in wardrobes, a bay fronted lounge/dining room, kitchen with space for appliances, well presented bathroom suite, plenty of built in storage along with a loft space, an allocated parking space along with a secure entry phone system, this bright flat is not to be missed.

With plenty of natural light and good presentation throughout, you enter through the main hallway, which has two built in storage cupboards, along with a handy loft space which is part boarded. There is also the secure entry phone system. The bedroom is double in size and overlooks the rear of the block, and has mirror fronted built in wardrobes. The bathroom is adjacent, with a fitted and well presented white suite. Into the main living area, the lounge/dining room. A bright space thanks to the bay window, which the current owners have made into a feature window seat. There is a electric fireplace, and plenty of space for dining. The kitchen is well equipped along with plenty of space for appliances. Outside, the property has an allocated parking space as well as further visitor parking and communal gardens.

The property is situated in a popular position and is conveniently placed within walking distance to the seafront where residents can enjoy easy access to the beach, where beach walks allow you to join the seafront in Pevensy Bay or Langney point which has the Sovereign Leisure Centre, Eastbourne and Beachy Head. This also includes a cyclist path towards Langney point and Eastbourne.

You may enjoy a variety of walks to the harbour gates and watch the yachts and motor cruisers leaving the harbour, or inner Harbour walks taking you round to the Harbour side development of local independent stores and restaurants as well as the convenience of big name stores and supermarkets. Road and public transport links are well served with bus routes to Eastbourne town centre, seafront and train station with direct links to London Victoria, Gatwick, Brighton and Hastings.







**Entrance Hall-** Door to front. Built in storage cupboard and airing cupboard. Laminate flooring. Coved ceiling. Telephone point. Entry phone system. Electric storage heater. Loft access, which is part boarded.

**Bedroom One** - 3.15m x 2.64m (10'4" x 8'8")- Double glazed window to rear. Built in wardrobes with mirror fronted doors. Carpeted. Electric storage heater.

**Bathroom-** Double glazed opaque window to front. Tiled flooring and partially tiled walls. Extractor fan. Shaver point. Electric heated towel rail. White suite comprising of bath with mixer taps and electric shower over with fitted glazed screen, wash hand basin set within vanity unit and W.C.

**Lounge/Dining Room** - 5.33m x 2.97m (17'6" x 9'9")- Double glazed bay window to rear. Electric fireplace. Carpeted. Coved ceiling.

**Kitchen** - 2.92m x 1.98m (9'7" x 6'6")- Double glazed window to front. Laminate flooring and partially tiled walls. Fully fitted with a range of wall and base units with space and plumbing for fridge/freezer and washing machine. Built in single Beko electric oven. Granite style work surfaces with inset 4 burner electric hob with fitted stainless steel cooker hood and 1 and 1/2 bowl stainless steel sink and drainer unit with mixer taps.

## Allocated Parking Space

## Communal Gardens

## Leasehold Information

Tenure- Leasehold  
99 years from 1 January 1994  
68 years remaining

Service Charge- £1705.58 per annum

Ground Rent- £285 per annum

Harbour Charge- £283.39 per annum

Managing Agent-Streddar Pearce

Council Tax Band- B

EPC Rating- TBC



## Utilities

This property has the following utilities:

Water; Mains

Drainage; Mains

Gas; None

Electricity; Mains

Primary Heating; Electric Storage Heaters

Solar Power; None

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## Surridge Mison Estates

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We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.

