TOWN FLATS

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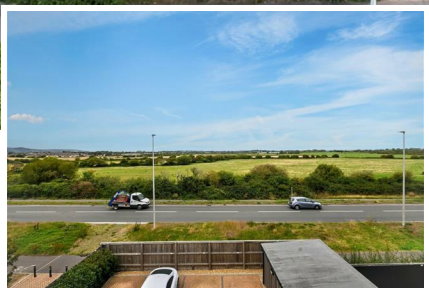
Leasehold - Share of Freehold

2 Bedroom | 1 Reception | 2 Bathroom

£280,000









3 Loa Court, 7 Macauley Drive, Eastbourne, BN23 5BU

A beautifully presented 2 bedroom second floor apartment forming part of this luxury development built by Stratton Homes in 2022. Situated on the popular Sovereign Harbour North development the apartment benefits from wonderful far reaching views over the countryside towards the South Downs & Pevensey Castle and is within comfortable walking distance of the Harbours amenities. Benefits include 2 bedrooms, one with luxury en-suite shower room/WC, built-in wardrobes and access to the 2nd balcony. There is a further Luxury shower room/WC and wonderful lounge/dining room with access to the 1st balcony and open plan fitted kitchen with integrated appliances. The apartment has a share of the freehold, allocated parking space, double glazing and gas central heating. An internal inspection comes highly recommended.

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Leasehold - Share of Freehold

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7 Macauley Drive
Eastbourne, BN23 5BU

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Main Features

- Beautifully Presented Second Floor North Harbour Apartment
- 2 Bedrooms, One With Luxury En-Suite Shower Room/WC & Second Balcony
- Further Luxury Shower Room/WC
- Wonderful Lounge/Dining Room With Access To Sun Balcony
- Glorious Far Reaching Views Over The Countryside Towards The South Downs & Pevensey Castle
- Open Plan Fitted Kitchen With Integrated Appliances
- Allocated Parking Space
- Double Glazing & Gas Central Heating
- Luxury Development Built By Stratton Homes In 2022
- Within Comfortable Walking Distance Of The Harbour's Amenities

Entrance
Communal entrance with security entry phone system. Stairs to second floor private entrance door to -

Hallway
Radiator. Entryphone handset. Walk-in storage cupboard with light housing gas boiler.

Double Aspect Lounge
24'1 x 11'0 (7.34m x 3.35m)
Radiators. Inset spotlights. Television point. Double glazed windows to rear and side aspect providing glorious views over open fields. Double glazed sliding doors to -

Sun Balcony
10'1 x 2'9 (3.07m x 0.84m)
With obscured glass balustrade and glorious far reaching views over open fields towards Pevensey.

Open Plan Fitted Kitchen
11'4 x 10'10 (3.45m x 3.30m)
Range of fitted matt wall and base units. Worktop with inset single drainer sink unit and extendable mixer tap. Built-in induction hob with stainless steel extractor cooker hood. Built-in electric oven. Integrated washer/dryer, dishwasher and fridge/freezer. Part tiled walls. Ceramic wood effect floor tiled. Inset spotlights.

Double Aspect Bedroom 1
16'5 x 9'1 (5.00m x 2.77m)
Radiator. Built-in wardrobe. 2 Double glazed windows to front aspect. Double glazed door to -

Second Sun Balcony
7'1 x 6'0 (2.16m x 1.83m)
Laid to patio with obscured glass balustrade.

En-Suite Shower Room/WC
Suite comprising shower cubicle. Low level WC with concealed cistern. Pedestal wash hand basin with mixer tap. Part tiled walls. Inset spotlights. Chrome heated towel rail. Inset spotlights. Extractor fan.

Bedroom 2
13'3 x 9'11 (4.04m x 3.02m)
Radiator. Built-in double wardrobe. Double glazed window to side aspect.

Modern Luxury Shower Room/WC
White suite comprising shower cubicle with rainwater shower head and further shower attachment. Low level WC with concealed cistern. Pedestal wash hand basin with mixer tap. Part tiled walls. Chrome heated towel rail. Wood effect flooring. Inset spotlights. Extractor fan. Frosted double glazed window.

Parking
The apartment has an allocated parking space to the rear.

EPC = B

Council Tax Band = C

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: N/A
Maintenance: £845.75 paid half yearly PLUS £300 per annum for the development charge
Lease: 999 years from 2021. We have been advised of the lease term, we have not seen the lease

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into 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. If you do not have your own surveyor, we would be pleased to recommend one. 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.