HUNT FRAME
ESTATE AGENTS



16 San Diego Way, Eastbourne, BN23 5BG

£299,950

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An excellent opportunity to purchase this STUNNING TWO DOUBLE BEDROOMED SECOND FLOOR APARTMENT, in the favoured Chatsworth Strand development in this requested North Harbour location. The property offers a FULLY FITTED KITCHEN which is OPEN PLAN to the SPACIOUS LOUNGE/DINER which in turn leads through to the BEACH FRONT SUN BALCONY which is also accessible via the master bedroom. Additionally the property offers an EN-SUITE SHOWER ROOM to the MASTER BEDROOM, SECOND DOUBLE BEDROOM and a FAMILY BATHROOM and TWO SECURE DEDICATED PARKING SPACES. This apartment offers stunning beach and sea views and has to be viewed to truly appreciate the position and aspect.

Views towards the harbour entrance and the historic Martello Tower can be seen in addition to distant views towards Hastings. The waterfront cafes and eateries are also easily accessible and Pevensey Bay is approximately half a mile distant.







COMMUNAL ENTRANCE
Stairs and lift to the upper floors.

ENTRANCE HALL
Large storage cupboard, radiator, wooden flooring, doors off to both bedrooms, family bathroom and reception/kitchen area.

TRIPLE ASPECT OPEN PLAN LOUNGE/DINER & KITCHEN
29'0 x 10'8 (8.84m x 3.25m)
OPEN PLAN LOUNGE/DINER - Spacious double reception being dual aspect with UPVC double glazed window to the side elevation with A sliding UPVC double glazed patio doors to the rear allowing access onto the balcony, direct sea views, wooden flooring, radiator.

KITCHEN - Extensive range of wall mounted and floor standing units with complementary worktop space, inset one and half bowl sink unit with mixer tap, fitted electric single oven with a four ring hob and extractor unit over, tiled splashbacks, integral washing machine, dishwasher and fridge/freezer, tiled flooring, under unit lighting, wine rack, UPVC double glazed window to the front aspect.

BEACH FRONT BALCONY
21'5 x 3'8 (6.53m x 1.12m)
Enjoying stunning direct beach front views across to Hastings in the East and to the harbour and beyond in the West.

BEDROOM 1
12'8 x 10'6 (3.86m x 3.20m)
UPVC double glazed sliding patio doors leading to the balcony, direct sea views, radiator, storage cupboard, door to the en-suite.

EN-SUITE
Suite comprising of an enclosed shower cubicle with a fitted shower unit, low level Wc with a concealed cistern with adjacent wash hand basin set in a vanity unit with a cupboard, part tiling to walls, ladder style radiator, storage cabinet with a shelf beneath, wall mirror, UPVC double glazed window to the rear aspect.

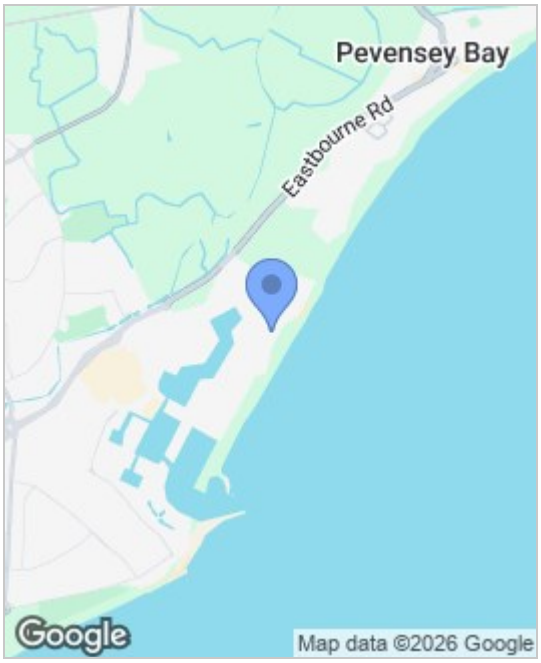
BEDROOM 2
11'5 x 9'2 (3.48m x 2.79m)
UPVC double glazed patio doors to the front aspect opening onto a juliette balcony, run of mirror fronted wardrobes, recessed storage cupboard, radiator, door to the family bathroom.

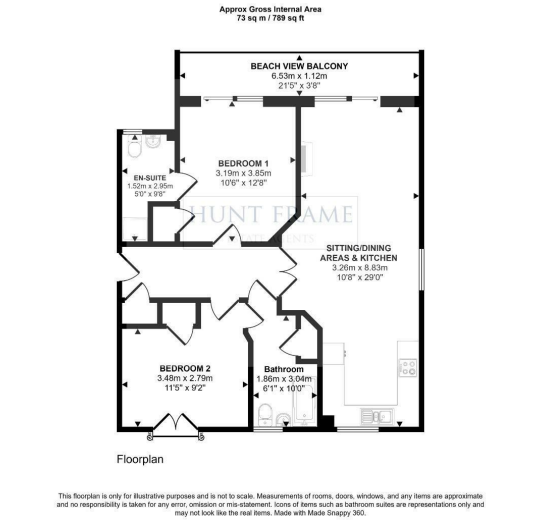
FAMILY BATHROOM
10'0 x 6'1 max (3.05m x 1.85m max)
'Jack and Jill' bathroom fitted with a white suite comprising of a panelled bath with shower attachment, low level Wc with a concealed cistern, wash hand basin set in a vanity unit with a storage cupboard, part tiling to walls, airing cupboard, ladder style radiator, door to bedroom 2, UPVC double glazed window to the front aspect.

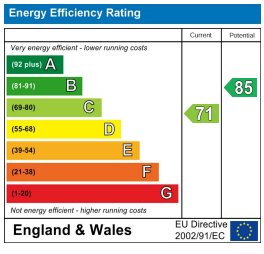
TWO PARKING SPACES
Two dedicated parking spaces.

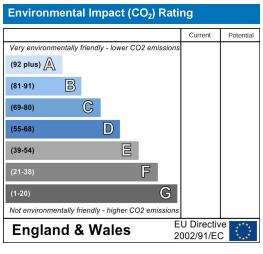
OUTGOINGS
LEASE: 125 YEARS FROM 30/09/2011 - 110 YEARS REMAINING
MAINTENANCE: £3300 APPROX PA - £825 PER QUARTER
GROUND RENT: £150 APPROX PA
COUNCIL TAX BAND; E

AGENTS NOTE
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Coadjute will send a secure link for you to complete the biometric checks electronically. A fee of £45+ VAT per person will apply for these checks. These anti-money laundering checks must be completed before we can commence marketing or issue a sales memo. Please contact the office if you have any questions in relation to this.









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16 Cornfield Road, Eastbourne, East Sussex, BN21 4QE
Tel: 01323 737373 | Email: info@huntframe.co.uk
www.huntframe.co.uk