TOWN FLATS

01323 416600

Leasehold

2 Bedroom | 1 Reception | 2 Bathroom

Guide Price
£200,000 - £210,000



26 Collingwood Close, Eastbourne, BN23 6HW

GUIDE PRICE £200,000 - £210,000
Situated within Eastbourne's highly sought after Langney Point, just moments from the seafront, this beautifully positioned two bedroom first floor apartment offers spacious and well appointed accommodation in an enviable coastal setting. The property benefits from two generously proportioned bedrooms, an en-suite shower room to the principal bedroom, a separate family bathroom and a delightful sun balcony, providing the perfect spot to relax and unwind. A private garage further enhances the appeal of this attractive home. Ideally located within easy walking distance of local amenities and Eastbourne's picturesque Sovereign Harbour, with its excellent selection of waterfront restaurants, cafés and shops, the apartment combines coastal living with everyday convenience. An excellent opportunity for first-time buyers, investors and downsizers alike, this appealing apartment offers an enviable lifestyle in one of Eastbourne's most desirable coastal locations. Early viewing is highly recommended.

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Main Features

- Beautifully Positioned 2 Bedroom First Floor Apartment
- Spacious Lounge Leading To Balcony
- 2 Generously Sized Bedrooms
- En-Suite Shower Room To Principal Bedroom
- Separate Family Bathroom
- Private Garage With Up & Over Door
- Excellent Selection Of Waterfront Restaurants & Cafés Nearby
- Highly Sought After Langney Point Location
- Moments From The Seafront
- Ideal First Time Buy, Investment Or Downsize

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

Hallway
Radiator. Entryphone handset. Cupboard.

Lounge
13'7 x 11'3 (4.14m x 3.43m)
Radiator. Double glazed window to front aspect. Double glazed door to balcony.

Fitted Kitchen
11'6 x 8'1 (3.51m x 2.46m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Plumbing and space for appliances (Cooker staying). Extractor cooker hood. Double glazed window.

Bedroom 1
12'4 x 8'10 (3.76m x 2.69m)
Radiator. Built-in wardrobe. Double glazed window to front aspect. Door to -

En-Suite Shower Room/WC
Suite comprising shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. shaver point light. Heated towel rail.

Bedroom 2
Radiator. Double glazed window to front aspect.

Bathroom/WC
Suite comprising panelled bath with chrome mixer tap and shower attachment. Low level WC. Pedestal wash hand basin with mixer tap. Fully tiled. Extractor fan.

Parking
Garage with up & over door.

EPC = C

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: £100 per annum
Maintenance: £1794 per annum
Lease: 123 years remaining. We have been advised of he 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.