

# Anguilla Close, Eastbourne

£425,000 Leasehold

3 Bedrooms | 3 Bathrooms | 1 Reception

**IVY GATE™**



## Summary:

The lounge is a spacious, double aspect room, flooded with natural light and providing an ideal space for both casual living and formal entertaining. The adjacent kitchen/dining room also enjoys a double aspect layout, offering stunning views and easy access to a balcony with a westerly aspect, perfect for watching sunsets over the outer Harbour. Each of the three bedrooms is generously proportioned, with two featuring en-suite bathrooms for a privacy and comfort. The additional bedroom provides ample space and flexibility ideal for family, guests, or a home office. Step outside onto your sunny balcony, the perfect spot for morning coffees or evening relaxation, where you can soak in the stunning views of the sea and surrounding area. The property also offers secure undercroft parking and outside visitor parking to ensure ultimate convenience.

**Sovereign Harbour**

**Stunning views**

**Double aspect Living Space and Kitchen**

**Three double bedrooms**

**Sunny balcony**

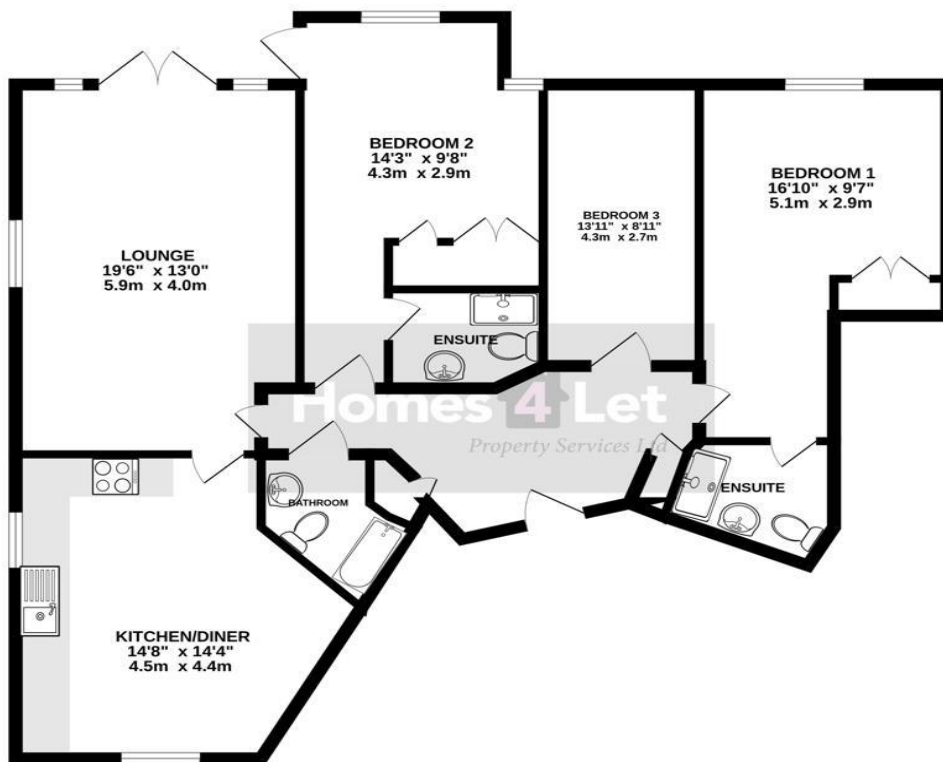
**Secure Parking**

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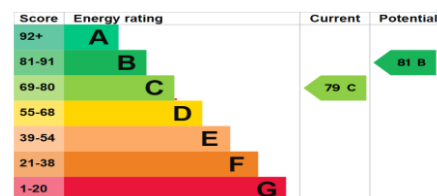


Tenure: Leasehold

Council Tax: F

Local Authority: Eastbourne Borough Council

EPC Rating: C



#### 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 the offer process.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

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. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.