



The Piazza, Eastbourne BN23 5TG

welcome to

The Piazza, Eastbourne

A simply stunning three-bedroom penthouse apartment set within an exclusive gated development in Sovereign Harbour South. Enjoying panoramic harbour, sea and South Downs views.

Entrance Hall

Lounge

Balcony

Kitchen

Bedroom One

Balcony

En-Suite

Bedroom Two

En-Suite

Bedroom Three

Bathroom

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee can not be refunded, even if the property purchase does not go ahead.



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The Piazza, Eastbourne

- ****COMING SOON**** STUNNING THREE BEDROOM PENTHOUSE
- SET IN AN EXCLUSIVE GATED DEVELOPMENT
- DUAL ASPECT LIVING ROOM WITH DIRECT ACCESS TO BALCONY
- PANORAMIC HARBOUR, SEA AND DOWNS VIEWS
- COMPREHENSIVE SELECTION OF INTEGRATED APPLIANCES IN KITCHEN

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£525,000



view this property online fox-and-sons.co.uk/Property/LGL111606



Property Ref:

LGL111606 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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