

Hamilton Quay, Eastbourne, BN23

£465,000 Leasehold

2 Bedrooms | 2 Bathrooms | 1 Reception

IVY GATE™



Summary:

Ivy Gate are pleased to offer to the market this exceptional 2-bedroom 2nd-floor apartment offering quality living in an exclusive and private development. This magnificent apartment within the prestigious Hamilton Quay development is built to a high specification with luxurious features. Offering beautiful views across the Harbour, and further benefitting from large bedrooms, both with En-suite, great sized open plan lounge to kitchen, substantial internal storage, lift and stairs to all floors, a great sized secure storeroom, and an additional two parking spaces.

2 Double Bedrooms

2 Ensuite Bathrooms

Prestigious Hamilton Quay Development

Private and secure Storage Cupboard

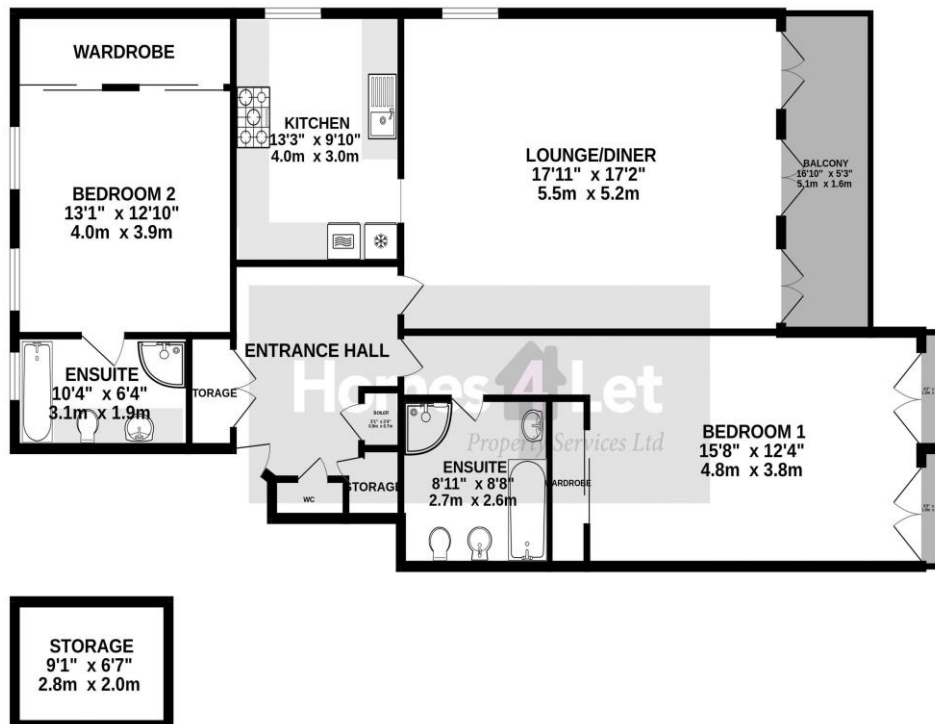
2 Allocated Parking Spaces

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Tenure: Leasehold

Council Tax: F

Local Authority: Eastbourne Borough Council

EPC Rating: B

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.