

Bimini Court, Midway Quay, Eastbourne BN23

Offers in Excess of £220,000 Leasehold

2 Bedrooms | 2 Bathrooms | 1 Reception

IVY GATE™



Summary:

Ivy Gate are delighted to offer to the market this well presented two-bedroom fourth floor apartment, which boasts beautiful views of the outer harbour and sea. The property comprises; neutrally decorated entrance hallway, spacious master bedroom complete with ensuite bathroom, great size lounge with open plan fully fitted kitchen with access to a balcony which in turn offers stunning views across the coast line, the second double bedroom and a three piece family bathroom. Property further benefits from allocated parking for one car, video entry-phone system and a lift. The property is situated on the North Harbour which is Northern Europe's largest composite marina complex and boasts four linked harbours. The Waterfront boasts wine bars, restaurants and cafes that overlook the water and add to the laid-back ambiance of the marina and to the unique lifestyle. Close to The Waterfront lies Sovereign Harbour Yacht Club and just moments away, a retail park. Here you will find many high street retailers. If you are looking for more, the Victorian seaside town of Eastbourne is just a short walk along the seafront promenade.

Far reaching costal views

Two Bedrooms

Balcony

Parking

Open Plan Kitchen

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| ROOM | METRIC | IMPERIAL |
|-----------------|---------------|----------------|
| Lounge | 6.297 x 4.235 | 20'8" x 13'11" |
| Kitchen | 4.235 x 1.962 | 13'11" x 6'5" |
| Family Bathroom | 2.200 x 2.100 | 7'3" x 6'11" |
| Master Bedroom | 5.468 x 3.045 | 17'11" x 10'0" |
| En-Suite | 2.100 x 1.800 | 6'11" x 5'11" |
| Bedroom 2 | 4.168 x 3.055 | 13'8" x 10'0" |

Tenure: Leasehold

Council Tax: E

Local Authority: Eastbourne Borough Council

EPC Rating: C

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 73 C | 85 B |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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.