



HOME + CASTLE
ESTATE AGENTS

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VIEWING HIGHLY
RECOMMENDED



Quebec Close, Eastbourne, BN23 5RJ

Leasehold | Apartment | 2 Bedrooms

Home + Castle are pleased to advertise this CHAIN FREE, well presented, purpose built 2 bedroom ground floor apartment with allocated parking bay close to entrance and visitor bays also available. Double glazed with electric heating. Tucked away at the end of this development. Bus services close by.

FOR SALE
LEASEHOLD
£179,950

Dimensions

Dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. Kitchen appliances shown on the floor plan are purely for illustration purposes and only included if integrated, built-in or specifically stated. No systems or appliances have been tested.

Approach

Main door of building to well maintained communal hallway.

Entrance Hall

Private door to hallway. Phone entry system control panel. Smoke alarm, pendant lights x 2 and storage cupboard with shelving. Carpet.

Lounge Diner 16'1" x13' max (4.90m x3.96m max)

Double glazed windows x 2 to front of property. Electric heaters x 2, power points, aerial & SKY points, BT point and pendant lights x 2. Archway to kitchen. Wood effect laminate flooring.

Kitchen 8'10" x 7'11" (2.69m x 2.41m)

Range of wall and base units with drawers, high level shelf and work surfaces. Built-in electric hob and over with extractor hood above. Spaces for washing machine and tall fridge freezer. Spotlight bulbs and electric wall mounted fan heater. Vinyl flooring.

Bedroom 1 9'9" x 9'5" (2.97m x 2.87m)

Double glazed window with curtain pole, looking out to car park. Power points, electric heater and pendant light. Built-in double wardrobe with shelving. Carpet.

Bedroom 2 8'10" x 8'6" (2.69m x 2.59m)

Double glazed window to car park. Electric heater, pendant light, curtain pole and power points. Carpet.

Bathroom 7'10" max x 6'10" max (2.39m max x 2.08m max)

Bath with mixer tap and riser kit. WC and basin with wall cabinet above. Towel rail, electric wall mounted heater, ceiling light and extractor fan. Tiled floor and part tiled walls. Cupboard housing STELFLOW unvented hot water storage tank.

Parking

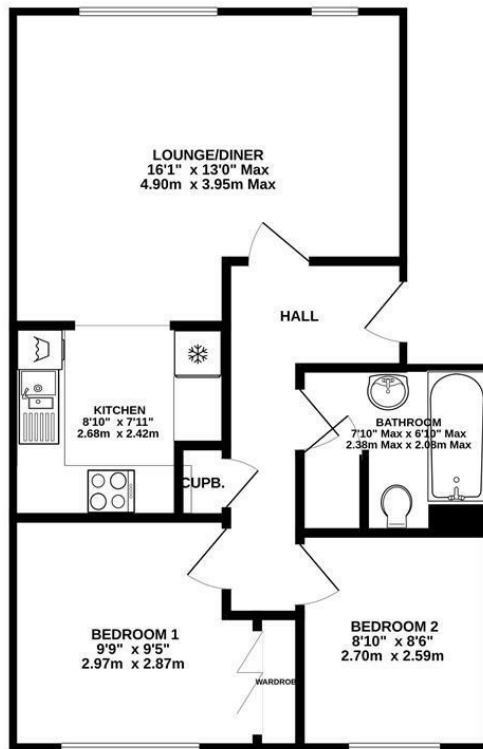
Allocated space close to main door of building.
Allocated visitor bays also available.

Additional Information

The vendor has advised on the following,
Lease 116 Years (125 years from 2015)
Service Charges £1,368 p.a.
Ground Rent £80 p.a.
Harbour Charge £274.28 p.a.
Council Tax Band B

Floor Plan

GROUND FLOOR
542 sq.ft. (50.3 sq.m.) approx.



GROUND FLOOR APARTMENT

TOTAL FLOOR AREA: 542 sq.ft. (50.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.