

# HUNT FRAME

ESTATE AGENTS



## 44 Palomar Court Midway Quay, Eastbourne, BN23 5DE

£575,000

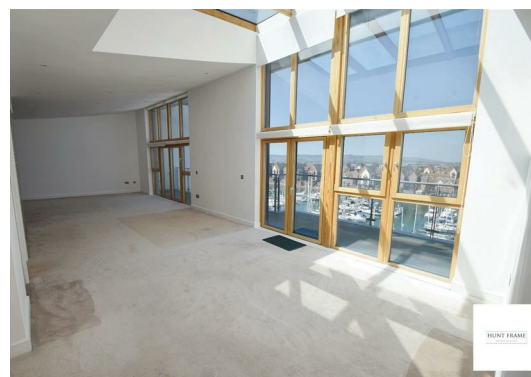


A MAGNIFICANT PENTHOUSE APARTMENT (with VIRTUAL TOUR) located within Eastbourne's Sovereign Harbour, enjoying wonderful direct harbour views. Impressive 38'10 lounge/dining room, Master bedroom with En-suite and dressing room, two further bedrooms and family bathroom. Also benefitting from a LARGE TERRACE and allocated parking.

COUNCIL TAX BAND: G

LEASE 125 YEARS FROM 29 SEPTEMBER 2004

SHARE OF FREEHOLD



Sixth (top) floor, via lift. Front door to: separate shower cubicle, low level wc and vanity was basin. Heated towel rail.

**Entrance Hall**

Further door to: ALLOCATED PARKING SPACE

**Lounge/Dining Room**

38'10 x 21'4 narrowing to 12' (11.84m x 6.50m narrowing to 3.66m)

A most impressive room with vaulted ceiling and recessed spot lighting. TV and phone points. Two sets of floor to ceiling windows and doors leading on to the terrace and enjoying faulous direct views over Sovereign Harbour, Eastbourne and The Downs beyond.

**Kitchen**

12 x 7'10 (3.66m x 2.39m)

Fitted in a range of wall and base mounted cupboards and drawers. Stone work surfaces with inset one and a half bowl sink. Built in oven, hob and extractor. Integrated washing machine and dishwasher. Space for fridge/freezer and dining table and chairs.

**Inner hallway**

Built in double cloaks cupboard.

**Master Bedroom**

13'7 x 12'2 (4.14m x 3.71m)

Built in double wardrobe, double glazed windows and door leading on to the terrace and providing direct harbour views.

**En-Suite Bathroom**

In a white suite comprising panelled bath with mixer tap and shower attachment, separate shower cubicle, low level wc and vanity was basin. Heated towel rail.

**Dressing Room**

With fitted shelving, drawers and hanging space.

**Bedroom Two**

14'2 x 9'4 (4.32m x 2.84m)

Built in double wardrobe, double glazed windows providing out standing views.

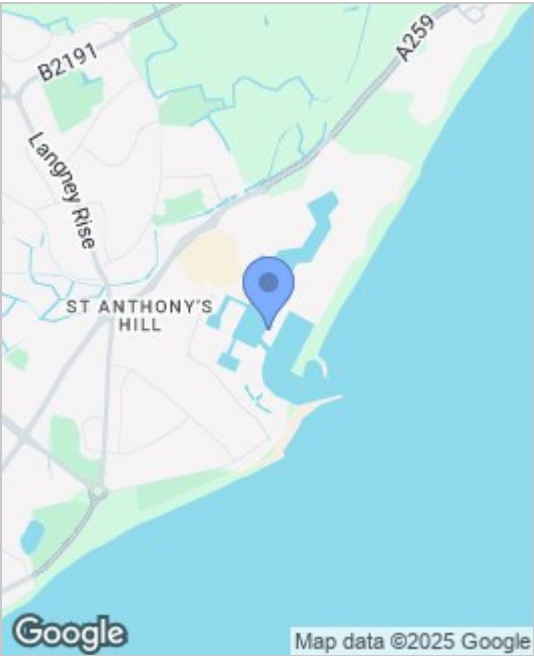
**Bedroom Three**

13' x 9'4 (3.96m x 2.84m)

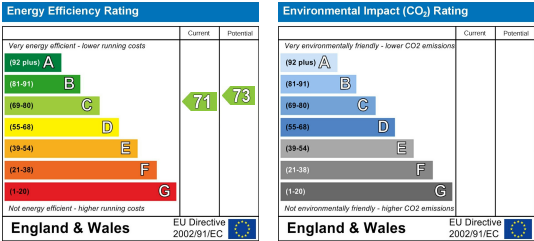
Double glazed window enjoying views over Sovereign Harbour.

**Bathroom**

In a white suite comprising panelled bath with mixer tap and shower attachment,



Not to Scale. Produced by The Plan Portal on behalf of Hunt Frame. For illustrative.



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