



44 Palomar Court Midway Quay, Eastbourne, BN23 5DE

Price Guide £500,000



****GUIDE PRICE £500,000 - £550,000****. 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



Sixth (top) floor, via lift. Front door to:

Entrance Hall

Further door to:

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

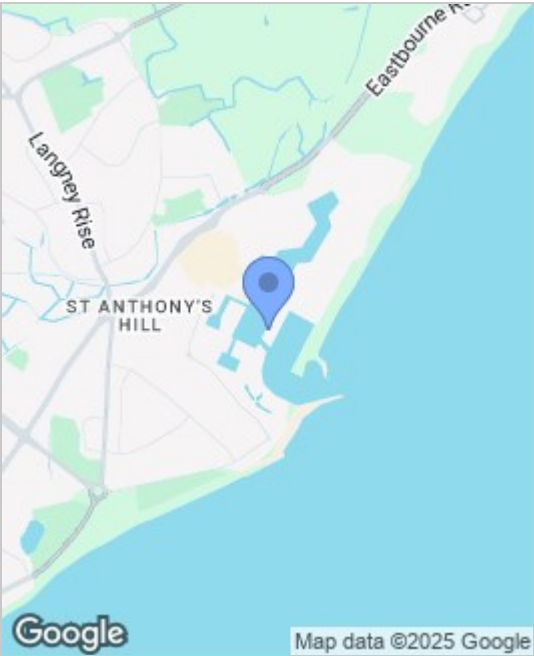
In a white suite comprising panelled bath with mixer tap and shower attachment,

separate shower cubicle, low level wc and vanity was basin. Heated towel rail.

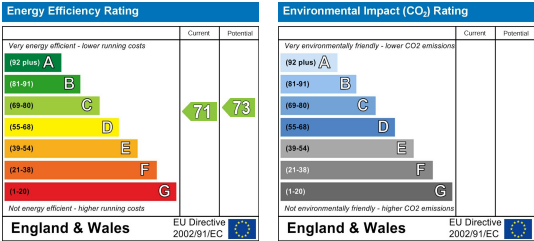
ONE ALLOCATED PARKING SPACE
NUMBER MQ 246

LEASE: 125 YEARS FROM 29TH
SEPTEMBER 2004

MAINTENANCE PER ANNUM -
£5,638.88.



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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.