



210 Macquarie Quay, Eastbourne, BN23 5AW

Offers Over £200,000



CORNER POSITION, SOUTH FACING TWO BEDROOM APARTMENT located on the FIRST FLOOR with VIEWS OVER THE HARBOUR, OUT TO THE SEA and the SOUTH DOWNS. The apartment benefits from a SPACIOUS SITTING ROOM, KITCHEN and a SOUTHERLY FACING BALCONY, an EN-SUITE and FAMILY BATHROOM. In addition there is secure UNDERGROUND PARKING. Available CHAIN FREE.

Adjacent to the beach and within a short, level walk of the harbour with its multitude of bars, restaurants and shops. Eastbourne's Town Centre is only a short drive away and there are numerous leisure activities within close proximity. Highly recommended by Hunt Frame.



COMMUNAL ENTRANCE

Staircase and lift to the first floor.

HALLWAY

Spacious L-shaped hallway with two radiators, video entry system, double storage cupboard with the floor standing boiler, doors off to both bedrooms, bathroom, kitchen and sitting room.

SITTING ROOM

19'8 x 11'6 (5.99m x 3.51m)

Spacious reception room with wood effect laminate flooring, two radiators, TV point, double glazed windows to the rear elevation with matching double glazed, double opening patio doors allowing access onto the balcony with direct Harbour and coastal views.

BALCONY

11'4 x 6'3 (3.45m x 1.91m)

Of spacious proportions with steel and glass surround with superb elevated views across the promenade, Harbour and the coast.

KITCHEN

13'10 x 9'2 (4.22m x 2.79m)

With an extensive range of floor standing and wall mounted units with complementary roll edge worktops, inset one and a half bowl stainless steel sink unit with mixer tap and drainer, inset single oven with four ring gas hob over and extractor unit, Integrated fridge/freezer, washing machine and dishwasher, tiled splashbacks, space for a microwave oven, radiator, recessed ceiling lights, UPVC double glazed window to the front elevation.

MASTER BEDROOM

22'7 max x 10'10 (6.88m max x 3.30m)

Spacious master bedroom with UPVC double glazed windows to the rear elevation with open aspect views over the promenade, outer Harbour and the coast, radiator, recessed double wardrobe, door to the en-suite.

EN-SUITE

Comprising of a low-level WC with pedestal wash hand basin, fully tiled floor and ceiling, recessed ceiling lights, extractor fan, ladder style radiator, enclosed shower cubicle with sliding door to the front with shower unit, light with shaver point.

BEDROOM 2

13'5 x 8'8 (4.09m x 2.64m)

UPVC double glazed window to the front elevation, radiator.

FAMILY BATHROOM

Comprising of a panelled bath with low-level WC, pedestal wash hand basin, fully tiled to walls and floor, ladder style radiator, recessed ceiling lights, extractor fan, light with shaver point.

PARKING

Undercroft parking for single allocated vehicle.

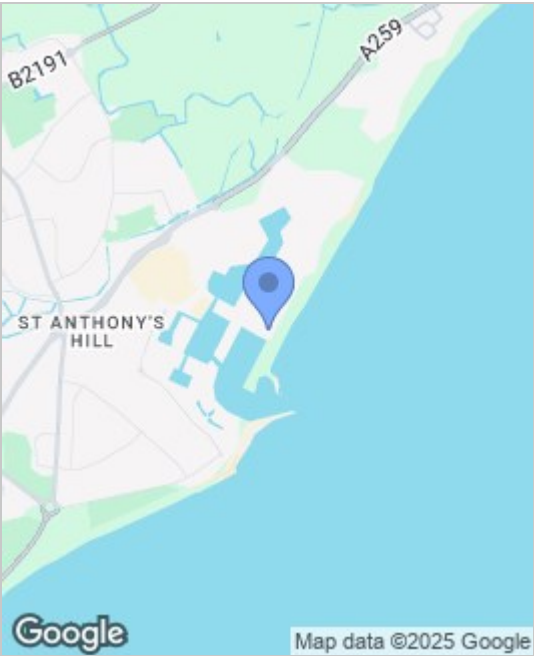
OUTGOINGS

LEASE: 125 YEARS FROM 01/01/2003 102 YEARS REMAINING

MAINTENANCE: £2,218.33 per annum, HARBOUR SEA DEFENCES: £345.60 per annum

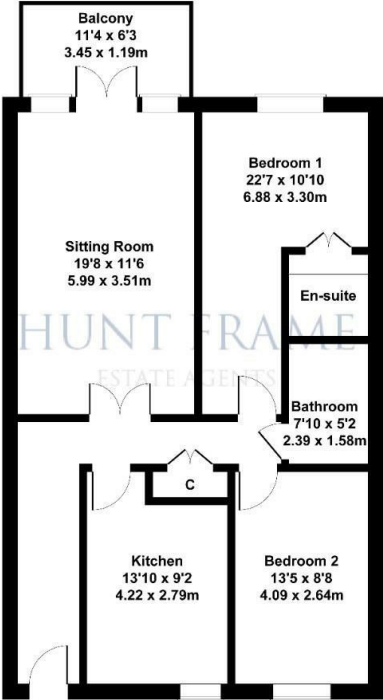
GROUND RENT: £100 per annum

COUNCIL TAX BAND: D

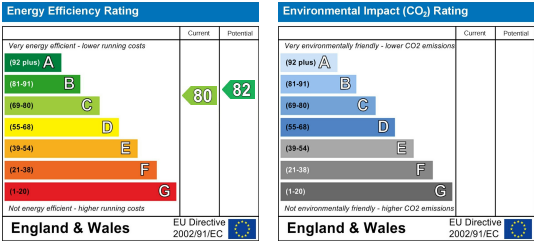


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Approximate Gross Internal Area
851 sq ft - 79 sq m



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



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