

# HUNT FRAME

ESTATE AGENTS



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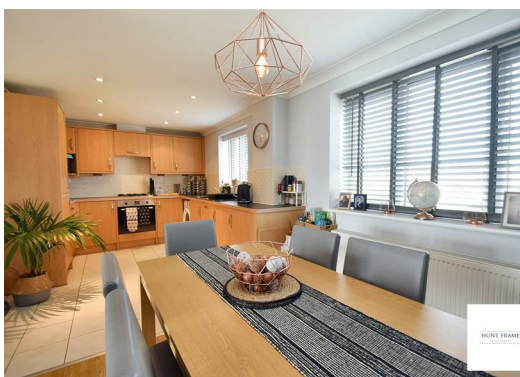
## 130 Macquarie Quay, Eastbourne, BN23 5AW

Offers Over £220,000



A VERY WELL PRESENTED TWO BEDROOM, FIRST FLOOR APARTMENT with a SOUTH FACING BALCONY on the popular North Harbour on Eastbourne's marina. Enjoying EXCELLENT VIEWS of the outer harbour, promenade and seafront with accommodation that is considered EXTREMELY WELL PRESENTED with benefits that include a MODERN KITCHEN/BREAKFAST ROOM, SITTING ROOM, SPACIOUS MASTER BEDROOM with a REFITTED EN-SUITE and a large DOUBLE SECOND BEDROOM with a FAMILY BATHROOM. Offered to the market CHAIN FREE with the additional merit of having UNDERCROFT PARKING.

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 upper floors.

**HALLWAY**  
Entrance door with spy hole, large L shaped hallway with radiator, two storage cupboards and airing cupboard, doors off to bedrooms, bathroom and reception/kitchen, entry phone system, wood effect laminate flooring.

**SITTING ROOM**  
13'0 x 10'8 (3.96m x 3.25m)  
Spacious sitting room - open to the kitchen/breakfast room, radiator with ornamental cover, wood effect laminate flooring, double glazed double opening French doors with matching windows to side, overlooking and giving access to the balcony.

**BALCONY**  
11'4 x 6'4 (3.45m x 1.93m)  
With distant outer Harbour and coastal views, stainless steel surround with glass panelling, of spacious proportions, ideal for seating/dining/relaxing.

**KITCHEN/BREAKFAST ROOM**  
19'7 x 9'32 (5.97m x 2.74m)  
Extremely well presented kitchen/breakfast room with an extensive range of floor standing and wall mounted units with worktop space, inset electric oven with four ring gas hob and extractor unit over, plumbing and space for a washing machine, integral fridge/freezer, integral dishwasher and inset one and a half bowl sink unit with mixer tap and drainer, part tiling to walls, under unit lighting, recessed ceiling lighting, double glazed window overlooking the green opposite, open to the breakfast/dining area with wood effect laminate flooring, radiator, double glazed window to the front aspect.

**MASTER BEDROOM**  
11'3 x 9'9 (3.43m x 2.97m)  
Light grey wood effect flooring, radiator, double glazed window to the rear aspect with delightful views over the outer Harbour, along the promenade and coast, fitted recessed triple wardrobe, door to the en-suite.

**EN-SUITE**  
Beautifully presented en-suite with a large enclosed shower cubicle with a hinged

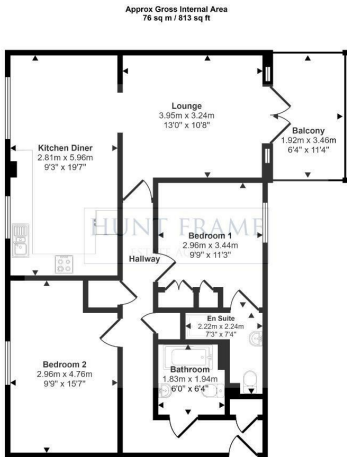
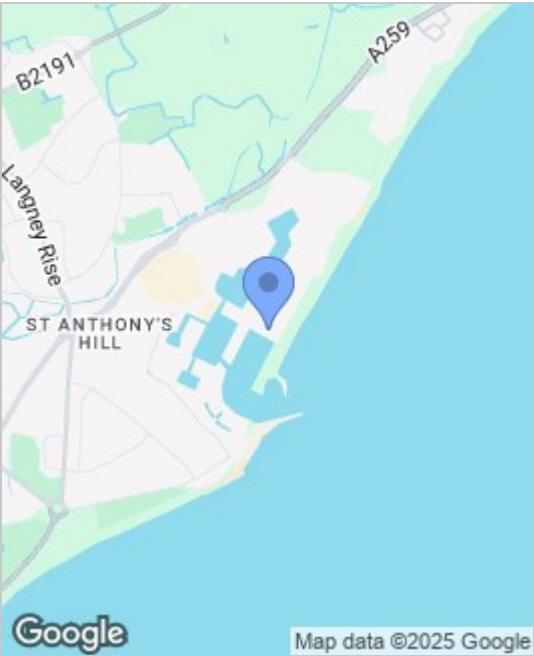
door to the front with shower unit, extractor fan, being fully tiled, low-level WC and pedestal wash basin, fully tiled walls, light with shaver point, upright ladder style radiator.

**BEDROOM TWO**  
15'7 x 9'9 (4.75m x 2.97m)  
Double glazed window to the front aspect with views over the green opposite, radiator, large recess for freestanding storage/furniture wood effect laminate flooring

**FAMILY BATHROOM**  
Comprising of a panelled bath with a low-level WC and pedestal wash hand basin, fully tiled walls, upright ladder style radiator.

**PARKING**  
Undercroft parking for a single vehicle.

**OUTGOINGS**  
LEASE: 125 YEARS FROM 01/01/2003 102 YEARS REMAINING  
MAINTENANCE: APPROX £2,200 PA  
GROUND RENT: APPROX £100 PA  
HARBOUR CHARGE: APPROX £340 PA  
COUNCIL TAX BAND: D



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Strategy 360.

Energy Efficiency Rating				Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs		Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions		Current	Potential
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		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 firms employment has the authority to make or give any representation or warranty in respect of the property.