



Flat 36 Pacific Heights North 17 Golden Gate Way  
Eastbourne, BN23 5PT

Guide price £200,000



## Flat 36 Pacific Heights North 17 Golden Gate Way

Eastbourne, BN23 5PT

\*\*GUIDE PRICE £200,000 to £220,000\*\*

Phil Hall Estate Agents welcomes to the market Pacific Heights North, an exceptional second-floor apartment located in the coveted Golden Gate Way within the prestigious North Harbour area. This purpose-built, two-bedroom residence is designed to offer luxurious living with its two private balconies that present spectacular views over the tranquil boats and shimmering waters. Ideal for those seeking a serene yet sophisticated lifestyle, this property seamlessly combines modern amenities with breath-taking natural beauty.

Upon arrival, you'll be greeted by a well-maintained communal entrance hall, where both stairs and a lift provide convenient access to the second floor. Entering the property you approach the entrance hall.

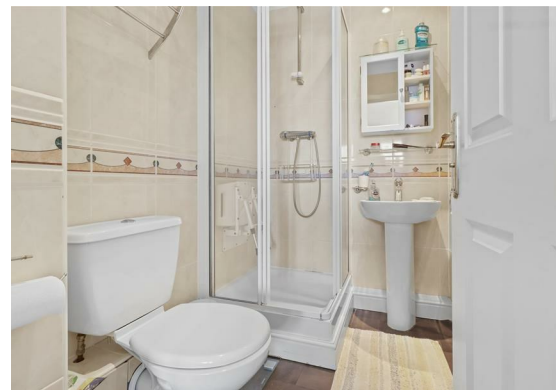
The heart of this home is the generously proportioned living room and dining area. This space is bathed in natural light, thanks to large windows that offer direct harbour views. Double doors open onto a private balcony, providing a perfect spot for al fresco dining or simply enjoying the serene views of the water and boats. The living area is spacious enough to accommodate both relaxation and entertaining, making it a versatile space for any occasion.

Adjacent to the living room, the separate kitchen is both practical and stylish. It is well-equipped with an array of wall-mounted and base units, offering plenty of storage for kitchen essentials. The kitchen features a built-in oven, hob, and extractor hood, complemented by space for a washing machine and fridge freezer. The thoughtful layout ensures a seamless cooking experience while maintaining an elegant aesthetic.

Bedroom one includes an ensuite shower room for added privacy and convenience and double doors lead onto the harbour view balcony, bedroom two is well-proportioned with access to the second side-facing balcony.

In addition to the ensuite in the master bedroom, there is a modern bathroom fitted with a sleek three-piece suite





**LOCATION, LOCATION, LOCATION**  
Pacific Heights North is ideally situated in the prestigious North Harbour area of Golden Gate Way, a prime location known for its serene and picturesque waterfront setting. Residents enjoy stunning views of the harbour and easy access to a range of local amenities, including charming cafes, boutique shops, and gourmet restaurants. The area is perfect for leisurely walks along the waterfront, offering a peaceful retreat while still being conveniently close to the vibrant city life. This location strikes an ideal balance between tranquil, luxurious living and accessibility to essential services and recreational activities.

**Communal Entrance Hall**  
Stairs or lift lead to the second floor

**Entrance Hall**

**Living Room/Dining Room**  
17'06 x 11'09 (5.33m x 3.58m)

**Main Balcony**  
11'06 x 7'00 (3.51m x 2.13m)

**Kitchen**  
7'11 x 7'03 (2.41m x 2.21m)

**Bedroom One**  
12'03 x 11'06 (3.73m x 3.51m)

**Ensuite Shower Room**  
6'04 x 4'08 (1.93m x 1.42m)

**Bedroom Two**  
11'00 x 9'04 (3.35m x 2.84m)

**Side Balcony**  
10'00 x 4'03 (3.05m x 1.30m)

**Bathroom**  
6'09 x 6'00 (2.06m x 1.83m)

**Secure Underground Parking**  
The property includes an allocated parking space, accessible via remote-operated security gates, ensuring both convenience and security.

**Chain Free**

**Lease Information**  
We have been advised that the property is leasehold and there is approx 102 years remaining on the lease, service charge is £2600 per annum, ground rent is £150 per annum. Harbour Charge: £340 (2024). The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

## Floor Plan



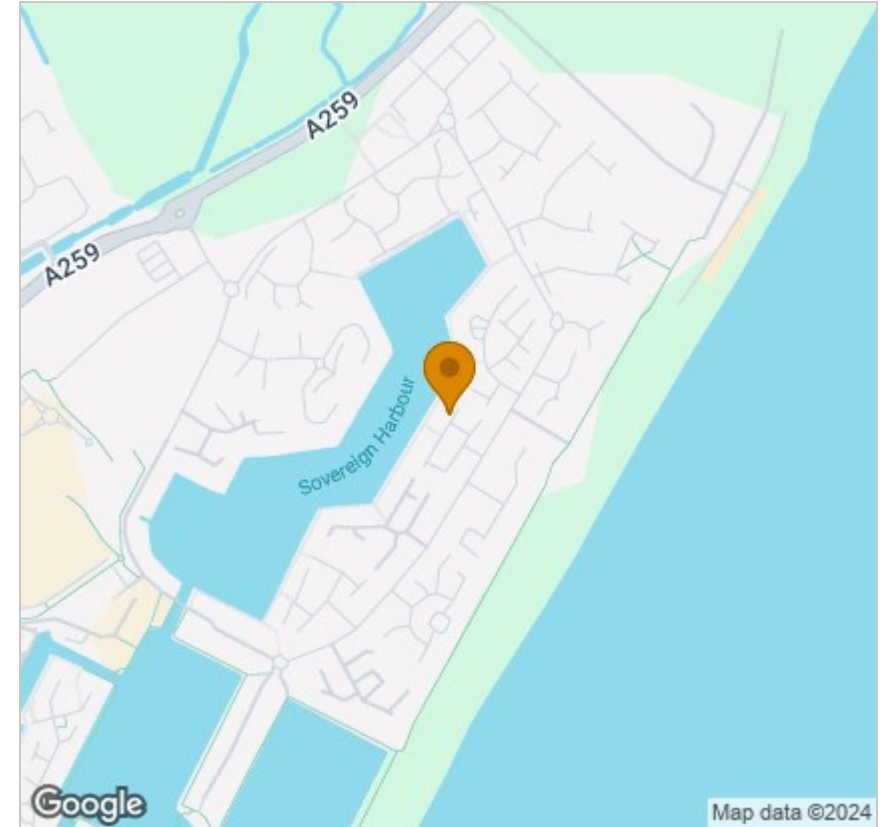
## Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205 if you wish to arrange a viewing appointment for this property or require further information.

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.

7 Camden Road, Eastbourne, East Sussex, BN21 4SU  
Tel: 01323 409205 Email: phil@philhallestateagents.co.uk philhallestateagents.co.uk

## Area Map



## Energy Efficiency Graph

