



67 Hamilton Quay, Eastbourne

Guide Price **£675,000**



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Luxurious 3-bed apartment in Hamilton Quay with superb marina views. Open-plan living, modern kitchen, en-suites, terrace gardens, 2 parking spaces. Ideal blend of serenity and convenience.

Council Tax band: F

Tenure: Share of Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

- Exclusive Gated Development
- Three Double Bedrooms
- Two Ensuites and Shower room
- Spacious Open-Plan Living Room
- Open Plan Kitchen/Dining Room
- Stunning Direct Marina Views
- South Facing Marina Patio Garden
- Two Secure Allocated Parking Spaces





Communal Entry

Access through electronic security gates to Hamilton Quay. Ground floor entrance doors with electronic security and entry phone giving access to Hamilton Quay ground floor lobby. Stairs and passenger lift to all floors including parking area.

Reception Hall

Entry is through the communal hallway. The space offers plenty of storage, including built-in cupboards, an airing cupboard, and a video intercom system.

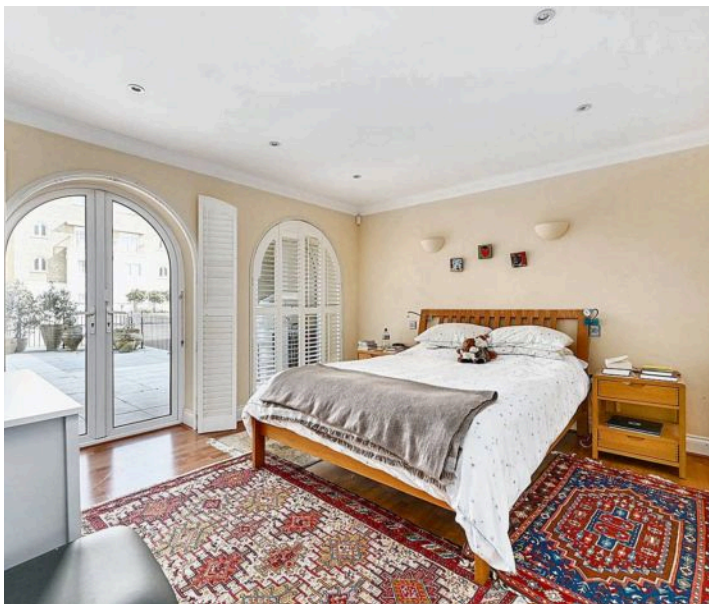
Shower Room

Step into a beautifully designed shower room, fully adorned with elegant tiles that create a sense of luxury. The sleek shower cubicle offers a refreshing escape, while the low-level w/c is both practical and stylish. A hand washbasin, complete with a modern mirror and convenient shaver point, adds functionality to the space. Beneath the basin, a charming sink cabinet provides ample storage for your toiletries, and a heated towel rail adds a touch of comfort. This serene oasis combines form and function seamlessly, making it a perfect retreat.

Open Planned Living Room and Kitchen

30' 7" x 23' 3" (9.32m x 7.09m)

****Living Room:**** This generously sized living room features stylish laminate flooring and is enhanced by a ceiling fan and radiators for year-round comfort. Ceiling downlights create a warm ambiance, while both standard and arched French doors lead to a spacious South-West facing terrace, perfect for enjoying sunsets. ****Kitchen:**** The fully fitted kitchen is designed for both functionality and style, with ample base and wall units that easily accommodate a large dining table. It's equipped with integrated appliances, including an oven with a separate grill, built-in fridge-freezer, dishwasher, and washer-dryer.





Kitchen Continued...

The modern 5-ring gas hob and extractor hood make cooking a breeze. Elegant tiled flooring and walls, along with a ceiling fan and recessed downlights, add to the kitchen's appeal. Two sets of arched French doors open to the rear terrace, seamlessly connecting indoor and outdoor living.

Master Bedroom

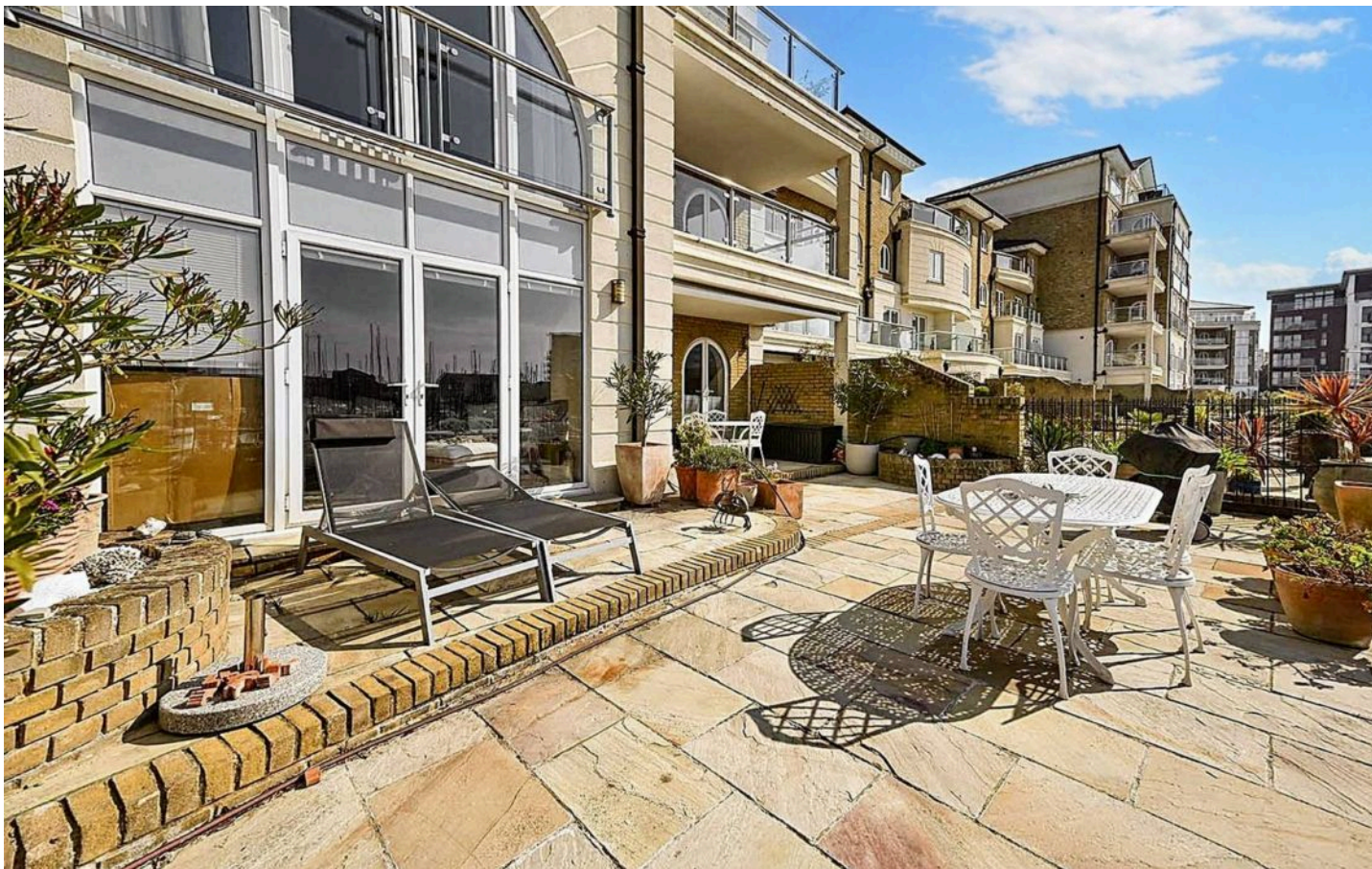
15' 1" x 11' 6" (4.60m x 3.51m)

The master bedroom is a serene retreat, featuring an expansive built-in wardrobe area that provides ample storage while maintaining a clean aesthetic. Two sets of elegant arched French doors invite natural light and seamlessly connect the indoor space to the front terrace, creating an inviting flow for both relaxation and entertaining. The En-suite bathroom offers a luxurious escape, complete with modern fixtures and thoughtful design details, ensuring a perfect blend of comfort and sophistication.



Master En-suite Bathroom

The bathroom is beautifully designed with full tiling that adds a sleek, modern touch. It features a luxurious corner shower cubicle for a refreshing experience, along with a sumptuous jacuzzi bath perfect for relaxation. A low-level W/C provides practicality, while the hand washbasin is complemented by stylish sink units for added convenience. A mirror with an integrated shaver light enhances functionality, and a heated towel rail ensures comfort and warmth after your bath or shower. Overall, this space is a perfect blend of elegance and utility.



Bedroom Two

20' 3" x 12' 3" (6.17m x 3.73m)

This inviting double bedroom boasts a stylish design with ample space and comfort. The fitted wardrobes provide generous storage. Large rear-aspect arched windows invite natural light to flood the room, enhancing its ambiance and providing pleasant views. A ceiling fan ensures a cool and comfortable environment, making it perfect for relaxing or sleeping. The En-suite bathroom adds a touch of luxury and convenience, complete with modern fixtures and a serene design. Overall, this bedroom is a perfect retreat for rest and relaxation.

Bedroom Three

10' 0" x 7' 4" (3.05m x 2.24m)

Small double bedroom or home office space with built-in wardrobe and side-aspect window.

Rear Terrace

This stunning south-facing property boasts breathtaking views that directly overlook the bustling main harbour. The outdoor space is elegantly designed, featuring meticulously laid paving that creates a smooth and inviting surface for relaxation. Surrounding the area, sturdy walls provide both privacy and a sense of security, while the glazed painted steel railings add a contemporary touch. The combination of these elements ensures an ideal setting for enjoying the picturesque scenery and vibrant atmosphere of the waterfront.

Front Terrace

Private paved terrace with views of the communal garden areas contained within this prestigious development.

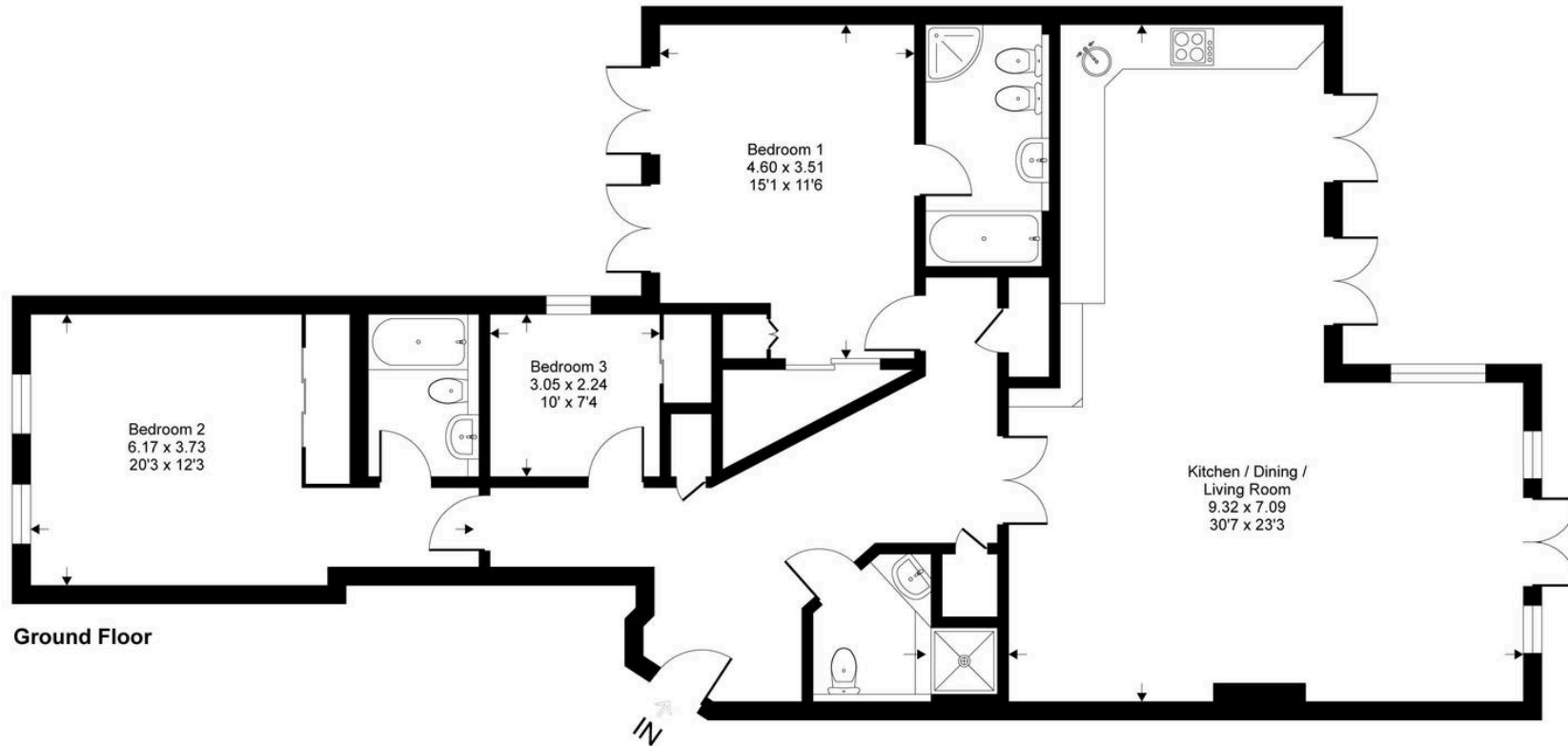
STORE & PARKING

Passenger lift to basement. Two allocated parking spaces in secure parking area. Additional Lockable store with electric light.



Hamilton Quay, BN23

Approximate Gross Internal Area = 128.4 sq m / 1383 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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