



Pacific Heights North, Golden Gate Way, Eastbourne BN23 5PT



welcome to

Pacific Heights North, Golden Gate Way, Eastbourne

Fox & Sons present to the market this immaculately presented two bedroom flat located in the desirable Sovereign Harbour of Eastbourne, located within walking distance to an array of local restaurants, boutique shops and transport routes, this property is the perfect seaside home. The property itself boasts well presented accommodation throughout which consists of two double bedrooms, master bedroom with en suite, bathroom, separate kitchen, 18 ft lounge with space for dining, with double doors out to a large balcony with stunning views overlooking the harbour. A further benefit includes gated underground parking and an early inspection comes highly recommended to fully appreciate this wonderful home!



Entrance Hall

Bathroom

8' 5" x 4' 9" (2.57m x 1.45m)

Bedroom One

13' x 12' 9" (3.96m x 3.89m)

En Suite

8' 3" x 3' 3" (2.51m x 0.99m)

Bedroom Two

12' 6" x 9' 2" (3.81m x 2.79m)

Lounge

18' 1" x 11' 9" (5.51m x 3.58m)

Balcony

12' 2" x 8' 10" (3.71m x 2.69m)

Kitchen

9' 10" x 7' 3" (3.00m x 2.21m)

Underground Parking



Total floor area 81.0 sq.m. (872 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



view this property online fox-and-sons.co.uk/Property/LGL110212



welcome to

Pacific Heights North, Golden Gate Way, Eastbourne

- IMMACULATELY PRESENTED TWO BEDROOM FLAT
- MASTER BEDROOM WITH EN SUITE
- 18 FT LOUNGE WITH SPACE FOR DINING
- SEPARATE KITCHEN
- LARGE BALCONY OVERLOOKING THE HARBOUR
- GATED UNDERGROUND PARKING
- DESIRABLE HARBOUR LOCATION - CLOSE TO LOCAL RESTAURANTS, BOUTIQUE SHOPS & TRANSPORT ROUTES

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£250,000-£275,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/LGL110212



Property Ref:
LGL110212 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01323 735561



langney@fox-and-sons.co.uk



20 Winston Crescent, Langney, EASTBOURNE,
East Sussex, BN23 6NL



fox-and-sons.co.uk