



**Martinique Way, Eastbourne BN23 5TH**



**welcome to**

## **Martinique Way, Eastbourne**

Fox & Sons are delighted to bring to the market this well presented two bedroom upper floor flat located within the ever sought after Sovereign Harbour area of Eastbourne being within close proximity to an array of local shopping facilities, amenities and restaurants and is primly positioned being South facing and is within walking distance to the beach. The property itself comprises two double bedrooms, master bedroom with en suite, bathroom, modern fitted kitchen with integrated appliances including microwave and wine cooler, a spacious lounge with balcony with stunning sea views and views of the outer harbour and allocated parking. Viewing comes highly recommended to fully appreciate this wonderful home!



### Entrance Hall

### Bedroom One

13' 1" x 10' 4" ( 3.99m x 3.15m )

### En Suite

6' 2" x 6' 2" ( 1.88m x 1.88m )

### Bedroom Two

15' 6" x 9' 4" ( 4.72m x 2.84m )

### Bathroom

11' 7" x 6' 8" ( 3.53m x 2.03m )

### Kitchen

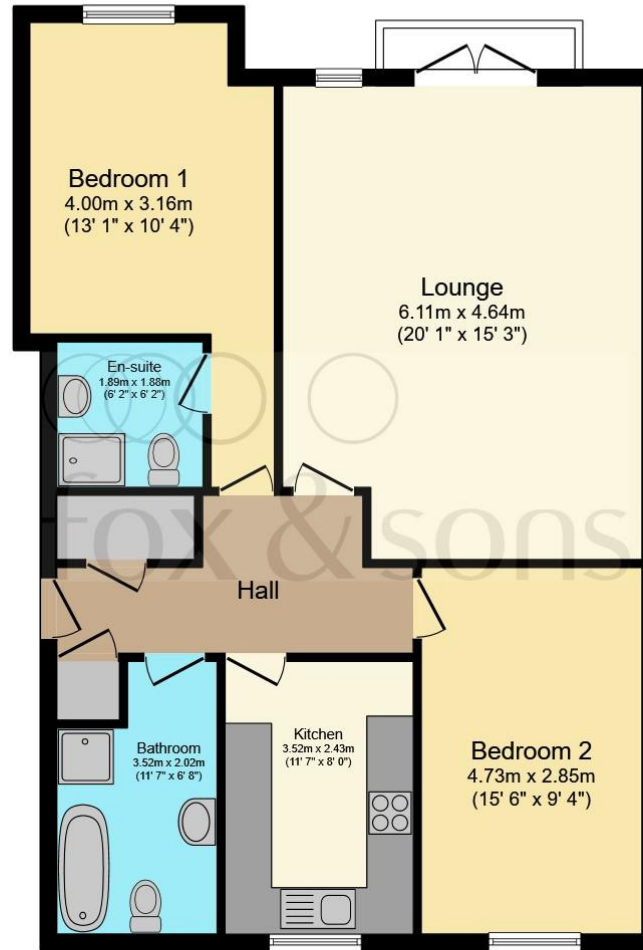
11' 7" x 8' ( 3.53m x 2.44m )

### Lounge

20' 1" x 15' 3" ( 6.12m x 4.65m )

### Balcony

### Allocated Parking



Total floor area 85.8 m<sup>2</sup> (924 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](http://www.focalagent.com)



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## Martinique Way, Eastbourne

- UPPER FLOOR FLAT
- TWO DOUBLE BEDROOMS
- MASTER BEDROOM WITH EN SUITE
- MODERN FITTED KITCHEN & FITTED BATHROOM
- SPACIOUS LOUNGE WITH BALCONY
- STUNNING HARBOUR & SEA VIEWS
- ALLOCATED PARKING
- DESIRABLE SOVEREIGN HARBOUR LOCATION

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.

# £250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LGL110903 - 0002

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fox & sons



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