



Orvis Court, Midway Quay, Eastbourne BN23 5DF

welcome to

Orvis Court, Midway Quay, Eastbourne

Fox & Sons are delighted to bring to the market this immaculately presented two bedroom upper floor flat located within the desirable Sovereign Harbour of Eastbourne, being within walking distance to an array of local shopping facilities, amenities, and restaurants, and boasting unrivalled views to the sea and the South Downs. The property itself comprises two double bedrooms, master bedroom with en suite, family bathroom, and a generous 25 ft open plan kitchen/ lounge with space for dining. Further features include allocated parking and a south facing balcony with stunning sea views and far reaching views across the South Downs. Viewing comes highly recommended to fully appreciate this home!



Entrance Hall

Bedroom One

15' 9" x 13' 4" (4.80m x 4.06m)

En Suite

7' 7" x 4' 8" (2.31m x 1.42m)

Bedroom Two

11' 5" x 9' 3" (3.48m x 2.82m)

Bathroom

9' 2" x 4' 8" (2.79m x 1.42m)

Kitchen/ Lounge

25' x 10' 11" (7.62m x 3.33m)

Balcony

Allocated Parking



Total floor area 76.1 m² (819 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



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Orvis Court Midway Quay, Eastbourne

- UPPER FLOOR FLAT
- TWO DOUBLE BEDROOMS
- MASTER BEDROOM WITH EN SUITE
- 25 FT KITCHEN/ LOUNGE
- SOUTH FACING BALCONY
- STUNNING VIEWS OF THE SEA AND SOUTH DOWNS
- ALLOCATED PARKING
- DESIRABLE SOVEREIGN HARBOUR LOCATION

Tenure: Leasehold EPC Rating: D

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

£325,000-£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LGL111006 - 0005

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.


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