



OAKFIELD



Macquarie Quay, Eastbourne, BN23 5AT

Price Guide £220,000



## Macquarie Quay, Eastbourne, BN23 5AT

PRICE GUIDE: £220,000 - £230,000

A lovely two bedroom second floor flat which is located in the ever popular Sovereign Harbour where you are spoilt with a wide range of cafes, restaurants and shops. . Overlooking the sea and beach, this flat is ideal for quiet living.

As you enter through the front door of this flat you are immediately welcomed into a large hallway with bedroom one straight off to your right. With en suite, access to the main balcony and built in wardrobes, this bedroom has everything you could want. As you continue down the hallway you come to bedroom two and the main bathroom. The lounge benefits from a fantastic amount of light and space. With plenty of windows, double doors onto the balcony and a Juliet balcony to the front so you can really soak up those unbelievable views. The entrance to the kitchen is situated in the living room making for modern, open plan style living.

Added benefits are a private balcony along with an allocated parking space for one car in the underground carpark.

Internal viewings highly recommended.





### Living Room

23'0 x 20'8 (7.01m x 6.30m)

### Kitchen

7'11 x 7'7 (2.41m x 2.31m)

### Bedroom 1

14'4 x 8'9 (4.37m x 2.67m)

### Bedroom 2

7'11 x 7'4 (2.41m x 2.24m)



### Bathroom

7'10 x 5'0 (2.39m x 1.52m)

### Lease Information

The seller advises that the property is offered as leasehold and has approximately 105 years remaining on the lease. The service charge is apprimatley £2,000 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

### Council Tax Band - D



## Floor Plan

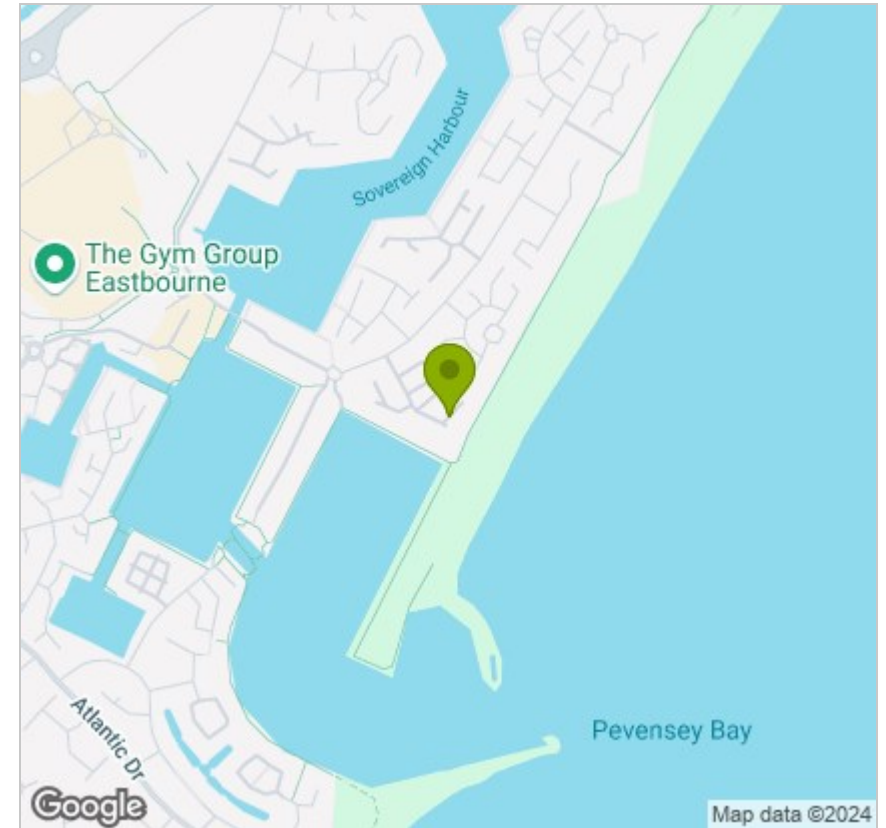


## Viewing

Please contact us on 01323 723 500 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.

## Area Map



## Energy Efficiency Graph

