



OAKFIELD

Golden Gate Way, Eastbourne, BN23 5PT

Asking Price £230,000



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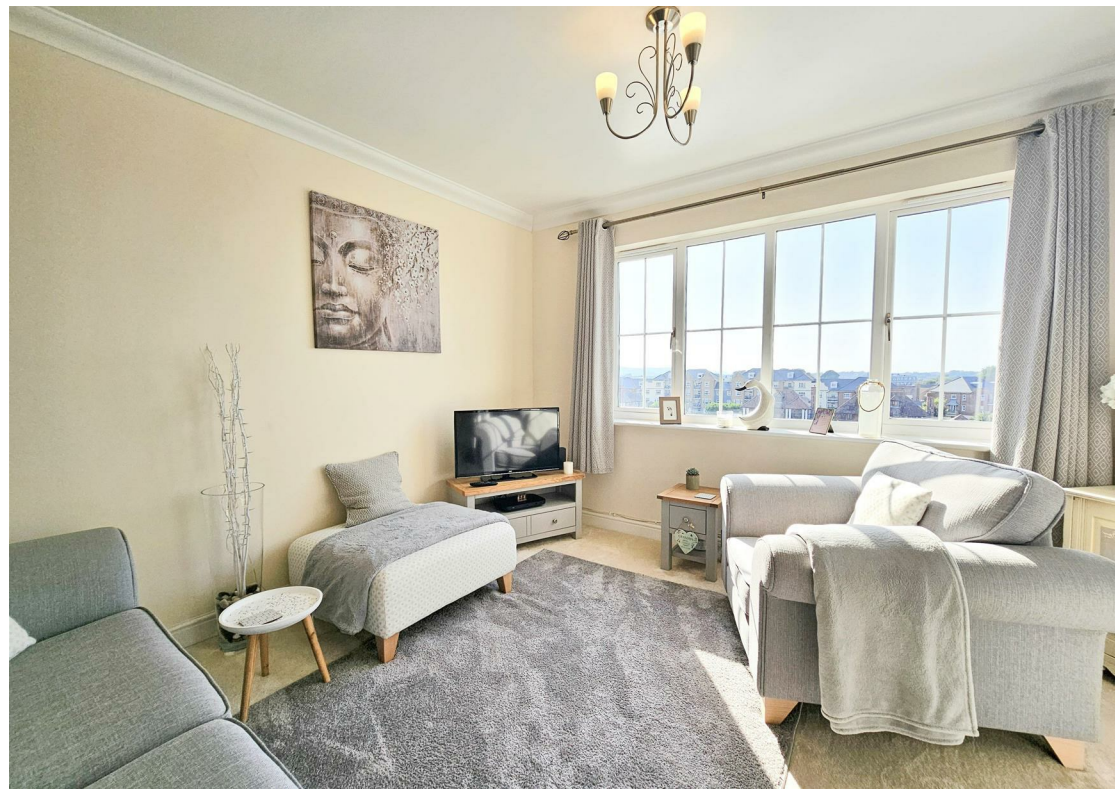
Perfectly positioned in the sought-after Sovereign Harbour development, this beautifully presented third-floor apartment offers bright, spacious living with captivating views across the marina. Designed for modern comfort, the property combines contemporary style with a tranquil waterside setting, creating an exceptional home or coastal retreat.

Accessed via a well-maintained communal entrance with lift service, the apartment opens into a welcoming hallway leading to a generous open-plan living and dining space. Floor-to-ceiling windows and patio doors flood the room with natural light and open onto two private balconies, both enjoying uninterrupted views over the harbour.

There are two well-proportioned double bedrooms, including a superb principal suite with fitted wardrobes, en-suite shower room, and direct access to its own private balcony. The second double bedroom is served by a stylish family bathroom.

Further benefits include secure underground parking, double glazing throughout, and electric heating. The apartment is ideally located close to the marina's vibrant selection of cafés, restaurants, and shops, with Eastbourne's town centre and seafront just a short distance away.

This property offers an excellent opportunity for those seeking a contemporary home in a peaceful waterside location, ideal as a full-time residence, holiday home, or investment.





Living Room/Dining Room

17'5" x 11'8" (5.33 x 3.58)

Kitchen

7'10" x 7'3" (2.41 x 2.21)

Main Balcony

11'6" x 6'11" (3.51 x 2.13)

Bedroom One

12'2" x 11'6" (3.73 x 3.51)

Ensuite Shower Room

6'3" x 4'7" (1.93 x 1.42)

Bedroom Two

10'11" x 9'3" (3.35 x 2.84)

Side Balcony

10'0" x 4'3" (3.05 x 1.30)

Bathroom

6'9" x 6'0" (2.06 x 1.83)

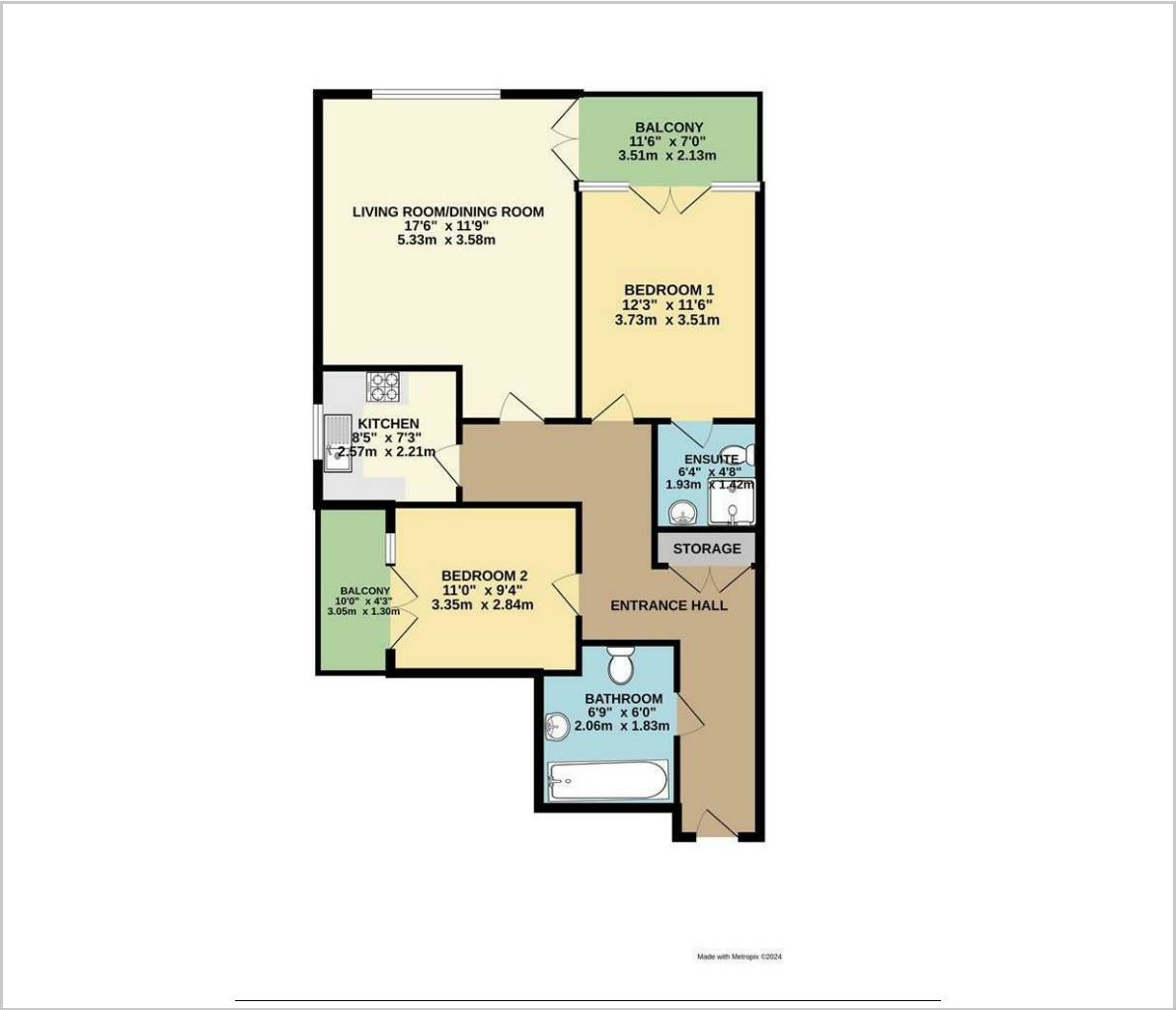
Council Tax Band D - £2,532.49

Lease Information

The seller advises that the property is offered as leasehold and has approximately 102 years remaining on the lease. The service charge is approximately £2,746.00 per annum and £150 ground rent 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. The marina charges yearly at £335.



Floor Plan

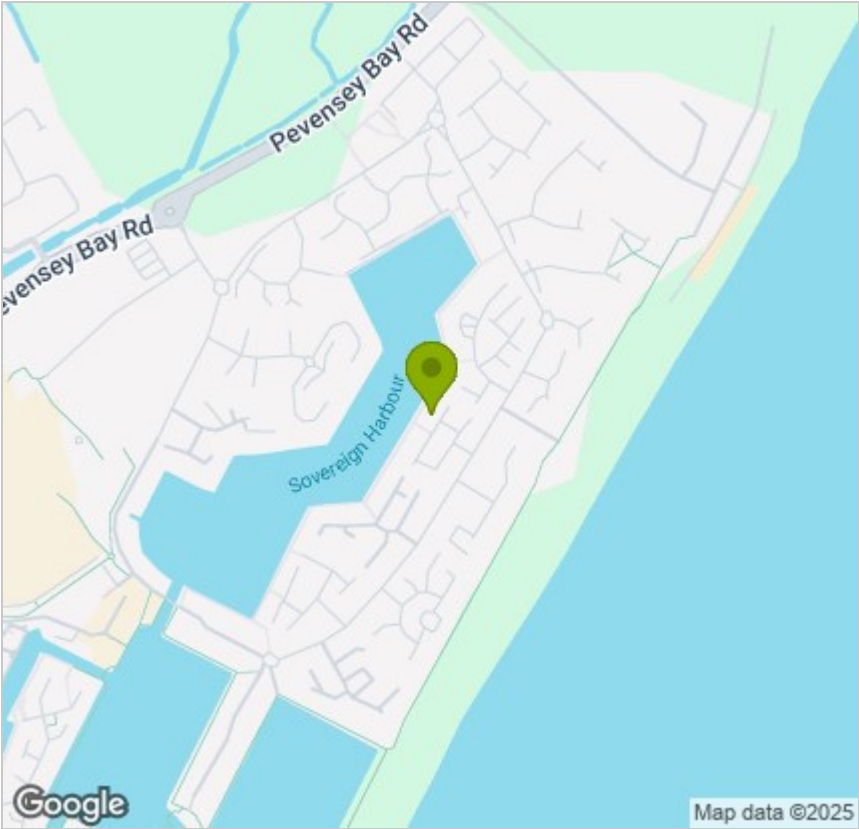


Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

