

Hamilton Quay,
Eastbourne, BN23 5PZ

Leasehold - Share of Freehold

£525,000



3 Bedroom 1 Reception 3 Bathroom

TOWN FLATS

www.town-property.com info@townflats.com 01323 416600

We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.

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A stunning three bedroom first floor apartment forming part of the prestigious Hamilton Quay development. Benefitting from glorious views of the North Harbour the flat offers incredibly spacious and well proportioned accommodation. Benefits include three double bedrooms, two with en-suite facilities, a further shower room, wonderful 28'4 lounge/dining room with access to balcony and fitted kitchen/breakfast room with integrated appliances. Further benefits include double glazing, two allocated undercroft parking spaces and a share of the freehold. The harbours bars and restaurants are within comfortable walking distance and the Crumbles Retail Park is also nearby. An internal inspection comes very highly recommended.

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Main Features

- Purpose Built Apartment Within The Prestigious Hamilton Quay Development
- 3 Double Bedrooms
- First Floor
- 28' Lounge
- Balcony With Glorious Views Of The North Harbour
- Fitted Kitchen/Breakfast Room
- Family Shower Room
- 2 En-Suite Facilities
- 2 Undercroft Parking Spaces
- Private Lock-Up Storage Room

Entrance
The communal entrance is accessed via electric gates with video security entryphone system. Stairs and lift to first floor private entrance door to -

Hallway
23' in length (7.01m in length)
Video entryphone handset. Airing cupboard housing hot water cylinder. Further built-in storage cupboard. Wood effect flooring.

Lounge
28'4 x 14'1 (8.64m x 4.29m)
Radiator. Coved ceiling. Television point. Wall lights. Contemporary style wall mounted electric heater. Double glazed windows providing glorious views over the inner harbour.

Fitted Kitchen
18'9 x 13'7 (5.72m x 4.14m)
Modern range of fitted wall and base units with chrome handles. Worktop with inset one and a half bowl single drainer sink unit with mixer tap. Inset five ring gas hob with stainless steel and glass extractor cooker hood. Built-in double oven and microwave. Integrated fridge/freezer, washing machine and dishwasher. Coved ceiling. Inset spotlights. Tiled floor. Part tiled walls. Built-in cupboard housing gas boiler. Double glazed window and door to Juliette Balcony.

Bedroom 1
14' x 11'6 (4.27m x 3.51m)
Radiator. Coved ceiling. Inset spotlights. Television point. Fitted wardrobes with mirrored sliding doors. Double glazed doors to balcony. Door to –

Spacious En-Suite Bathroom
White suite comprising Jacuzzi bath with chrome mixer tap and handheld shower attachment. Separate shower cubicle. Vanity unit with twin inset wash hand basins with mixer taps, cupboards below and display shelves. Low level WC with concealed cistern. Part tiled walls. Inset spotlights. Tiled floor. Tiled walls.

Bedroom 2
17'2 x 12'6 (5.23m x 3.81m)
Radiator. Coved ceiling. Fitted wardrobes with mirrored sliding doors.. Television point. Wall lights. Double glazed windows with fitted shutters. Door to -

En-Suite Shower Room
Suite comprising corner shower cubicle. Low level WC with concealed cistern, display shelf and built-in cupboard. Vanity unit with inset wash hand basin, chrome mixer tap and cupboards below. Tiled walls and floor. Chrome heated towel rail. Inset spotlights. Extractor fan.

Bedroom 3
14'4 x 10'6 (4.37m x 3.20m)
Radiator. Coved ceiling. Television point. Extensive range of fitted wardrobes. Double glazed windows with fitted shutters.

Modern Shower Room
Suite comprising shower cubicle. Vanity unit with inset wash hand basin, chrome mixer tap and cupboards below. Low level WC with concealed cistern and display shelf. Tiled walls and floor. Extractor fan. Chrome heated towel rail. Inset spotlights.

Parking
The flat has two undercroft parking spaces.

Other Details
The flat benefits from a private lock-up storage room.

EPC = B.

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: N/A.
Maintenance: £2,300 half yearly.
Lease: 999 years from 2004. We have been advised of the lease term, we have not seen the lease.