

29 Pacific Heights South,  
Golden Gate Way,  
Eastbourne, BN23 5PU

Leasehold

Guide Price  
£200,000 - £240,000



2 Bedroom 1 Reception 1 Bathroom



TOWN FLATS

[www.town-property.com](http://www.town-property.com)

[info@townflats.com](mailto: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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STUNNING FLAT FANTASTIC VALUE! An extremely well presented two bedroom waterfront apartment with glorious harbour views. Situated on the popular Sovereign Harbour North development the flat provides spacious and well proportioned accommodation comprising of two double bedrooms both with fitted bedroom furniture, the master having a refitted en-suite shower room and the second opening onto a second balcony that provides access to a large communal terrace. Further benefits include a fitted kitchen, lounge/dining room and access to balcony with uninterrupted harbour views and further bathroom. There is a secure allocated undercroft parking space and the harbours bars & restaurants are all within comfortable walking distance.

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Main Features

- Well Presented Harbour Apartment With Stunning Harbour Views
- 2 Bedrooms
- First Floor
- Lounge/Dining Room
- Sun Balcony With Further Private Patio Leading To Communal Terrace
- Fitted Kitchen
- En-Suite Shower Room/WC
- Bathroom/WC
- Double Glazing
- Allocated Parking Space

**Entrance**  
Communal entrance with security entry phone system. Stairs and lift to first floor private entrance door to -

**Hallway**  
Night storage heater. Coved ceiling. Inset spotlights. Entryphone handset. Wood effect flooring. Built-in cupboard.

**Lounge/Dining Room**  
14'11 x 11'9 (4.55m x 3.58m)  
Wall mounted electric heater and contemporary style electric fire. Coved ceiling. Television point. Wood effect flooring. Double glazed window. Double glazed door to

**Sun Balcony**  
9'7 x 7'11 (2.92m x 2.41m )  
The balcony provides glorious views over the harbour and towards the South Downs.

**Fitted Kitchen**  
9'6 x 7'5 (2.90m x 2.26m )  
Range of fitted lightwood wall and base units. Worktop with inset one & a half bowl single drainer sink unit with mixer tap. Built-in electric oven and hob. Stainless steel extractor cooker hood. Integrated fridge/freezer. Plumbing and space for washing machine. Part tiled walls. Inset spotlights. Coved ceiling.

**Bedroom 1**  
12'4 x 11'4 (3.76m x 3.45m )  
Extensive range of fitted bedroom furniture including wardrobes, dressing table and overhead storage. Coved ceiling. Electric heater. Double glazed window and door to balcony. Door to -

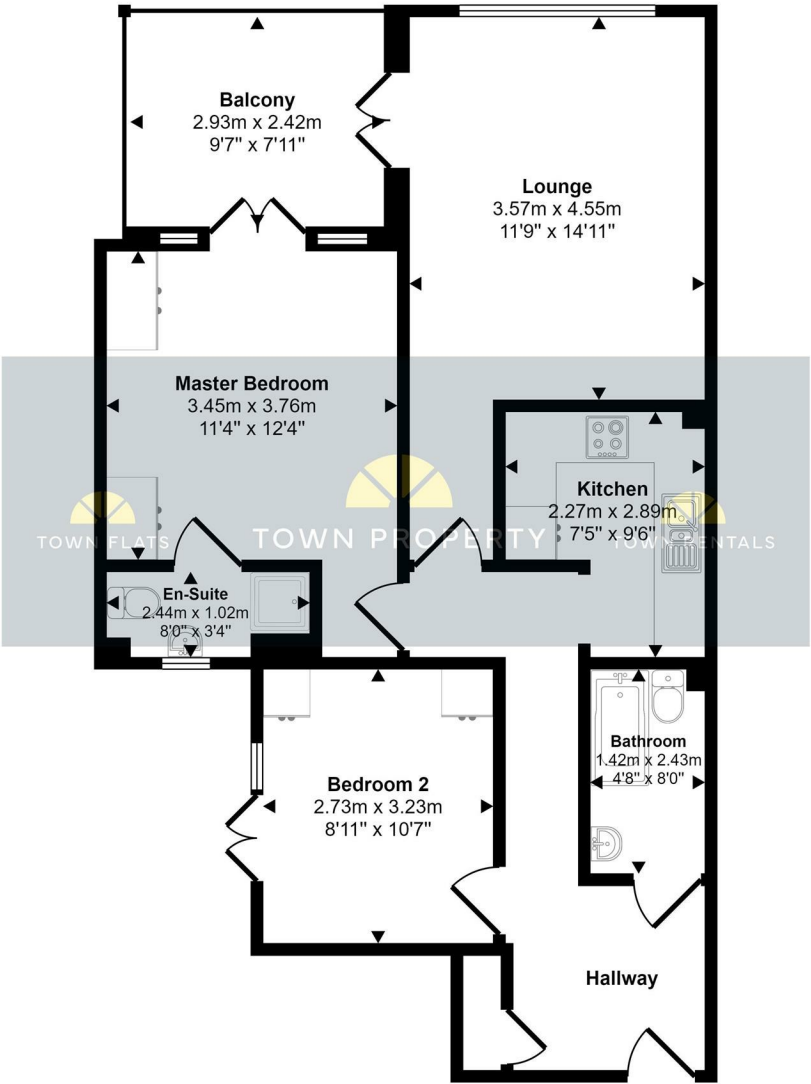
**En-Suite Shower Room/WC**  
White suite comprising shower cubicle with wall mounted shower. Vanity unit with wash hand basin, mixer tap & cupboard under. Low level WC. Heated towel rail. Tiled walls. Extractor fan. Inset spotlights. Frosted double glazed window.

**Bedroom 2**  
10'7 x 8'11 (3.23m x 2.72m )  
Built-in wardrobe with overhead storage. Coved ceiling. Wall mounted electric heater. Double glazed window and door to private patio opening to large communal terrace.

**Modern Bathroom/WC**  
Suite comprising panelled bath with chrome mixer tap and shower attachment. Low level WC. Vanity unit with inset wash hand basin, chrome mixer tap and cupboards below. Tiled walls. Inset spotlights. Extractor fan. Heated towel rail.

**Parking**  
The flat has an allocated undercroft parking space.

EPC = D  
Council Tax Band = D



Floorplan

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: £150 per annum**  
**Maintenance: £1300.92 half yearly**  
**Lease: 125 years from 2002. We have been advised of the lease term, we have not seen the lease**

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