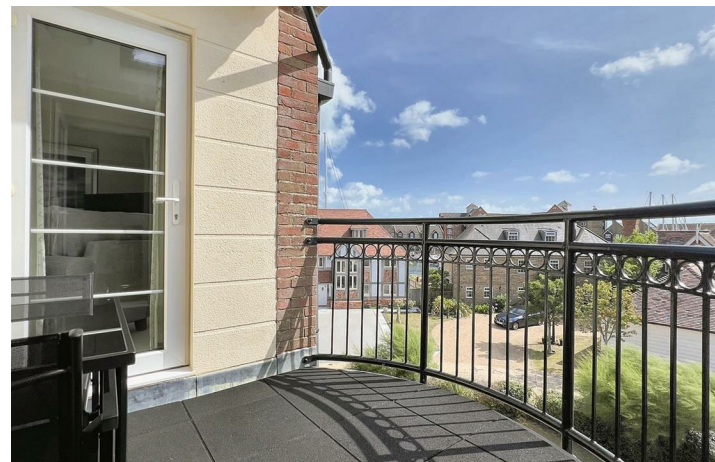


16 Christchurch Place,
Eastbourne, BN23 5AP

Leasehold - Share of Freehold

Offers In Excess Of
£367,500



3 Bedroom 1 Reception 2 Bathroom



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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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3 Bedroom 1 Reception 2 Bathroom



16 Christchurch Place, Eastbourne, BN23 5AP

OFFERS IN EXCESS OF £367,500

Forming part of the exclusive Millward Homes 'Henley Park' development in Eastbourne's exciting North Marina, this immaculately presented duplex penthouse apartment has accommodation arranged over the top two floors (1528 sq ft) and has a new video entry phone system. Arranged with three double bedrooms, bedroom 2 affords access to the balcony which you can also get to from the double aspect sitting/dining room. Benefits include a fitted kitchen/breakfast room with integrated appliances with a bathroom/wc also included. The master bedroom suite also features an adjoining en suite shower room/wc and the general presentation throughout is to a high standard. A sizeable garage with over head storage and remote roller door is located in the adjacent block and easy access to the marina waterfront, cafes and restaurants is close by. The Crumbles retail park, doctors surgery and stunning beaches are also within walking distance whilst Eastbourne town centre is approximately three miles distant.

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16 Christchurch Place, Eastbourne, BN23 5AP

Offers In Excess Of
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Main Features

- Duplex Penthouse Apartment Over 2 Floors
- 3 Double Bedrooms
- Double Aspect Sitting/Dining Room
- Sun Balcony
- Fitted Kitchen/Breakfast Room
- Modern Bathroom/WC
- En-Suite Bath/Shower Room/WC
- Visitors Parking Spaces
- Garage
- CHAIN FREE

Entrance

Accessed through covered porch with pillars. Wood panelled doors with glass panels either side and electronic security entry system. Communal entrance lobby with individual locking mailboxes. Stairs to all floors.

Hallway

Natural wood front door. Security video entry system. Two Storage cupboards with shelving. Double airing cupboard housing Ideal combi boiler (with 8 years warranty remaining). Radiator. Power Points. Smoke alarm. Recessed ceiling lighting. Coved ceiling. Tiled floor.

Sitting/Dining Room

19'1 x 17'3 (5.82m x 5.26m)

Picture window with views across gardens to North Harbour and one further window through to balcony. uPVC glazed door to decked balcony (accessed also from the second bedroom). Two telephone points. TV/FM/SAT point. Power points. Two radiators. Central heating thermostat control. Recessed ceiling lights.

Sun Balcony

Sunny South facing balcony allowing through views to the North Harbour. Decorative steel balustrade. Exterior light. Power point

Fitted Kitchen/Breakfast Room

12'6 x 8'11 (3.81m x 2.72m)

Window to front of property. Range of contemporary style wall and base units with concealed lighting. Granite worktops and tiled splashbacks incorporating circular stainless steel sink with mixer tap and circular single drainer. Four ring Smeg gas hob, electric oven, splashback and extractor fan. Smeg integral microwave oven. Integral fridge/freezer. Integral Beko dishwasher. Integral Beko washing machine. Telephone point. TV/FM point. Further window to side of property. Radiator. Coved ceiling. Recessed ceiling lights. Karndean floor.

Bedroom 2

11'1 x 10'1 (3.38m x 3.07m)

uPVC glazed door to decked balcony. Window to rear of property with through views of the harbour. Built-in double wardrobe with sliding mirrored doors, shelves and hanging space. Contemporary curtain poles. Telephone point. TV/FM point. Radiator. Recessed ceiling lights. Coved ceiling. Tiled floor.

Bedroom 3

10'4 x 10'2 (3.15m x 3.10m)

Window overlooking front of property. Built-in double wardrobe with mirrored doors. Telephone point. TV/FM point. Radiator. Recessed ceiling lights. Coved ceiling.

Modern Bathroom/WC

Part tiled walls. Bath with mixer tap and hand held shower attachment. Glass shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Contemporary ladder style towel warmer/radiator. Extractor fan. Recessed ceiling lights. Coved ceiling. Tiled flooring.

Stairs to Master Suite:

Staircase with fitted carpet and banister rail to master suite. fitted desk workspace. Velux window. Recessed ceiling lights. Smoke alarm.

Master Bedroom

11'11 x 11'9 (3.63m x 3.58m)

Window with delightful views of North Harbour and across to the South Downs. Two further Velux windows. Double mirror fronted wardrobe with hanging rail and shelf. Additional fitted wardrobe with hardwood door. Two radiators. Power points. Telephone point TV/FM point.

En-Suite Bath/Shower Room/WC

Part tiled walls. Walk-in double sized shower cubicle with folding glazed door. White bath with mixer tap and hand held shower attachment. Low level WC. Vanity wash hand basin with mixer tap and cupboard below. Shaver point. Mirrored cabinet. Contemporary style white towel warmer/radiator. Extractor fan. Recessed ceiling lights. Coved ceiling. Tiled floor.

Outside

There are attractive communal gardens.

Garage

16'61 x 8'22 (4.88m x 2.44m)

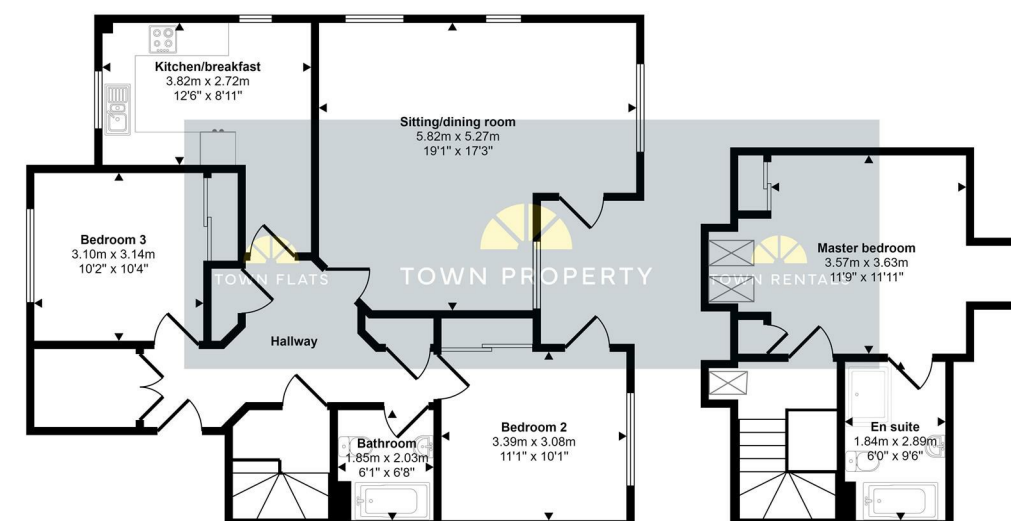
Garage with electric door, lights and points, situated in the front garden area.

Parking

There are a generous amount of visitors parking spaces nearby.

EPC = B

Council Tax Band = E



Second Floor

Third Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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: £2800 per annum

Lease: 999 years from 2003. We have been advised of the lease term, we have not seen the lease

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Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.