

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

Leasehold

Offer In Excess Of:
£320,000



 3 Bedroom

 1 Reception

 3 Bathroom


TOWN FLATS

www.town-property.com

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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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OFFERS IN EXCESS OF: £320,000
A stunning split level fourth floor apartment that benefits from glorious views over the harbour and towards the South Downs. Being offered CHAIN FREE the flat has undergone significant improvement and provides unique accommodation with an incredibly spacious mezzanine master bedroom with luxury refitted en-suite. Further benefits include a passenger lift, double aspect lounge opening to a sun balcony providing harbour views. The fourth floor has two further bedrooms, one with an en-suite shower room/wc and further bathroom. Situated on the Sovereign Harbour North development the flat is within comfortable walking distance of the harbours bars and restaurants. An internal inspection comes highly recommended.

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Main Features

- Stunning Split Level Harbour Apartment
- 3 Bedrooms
- Fourth Floor
- 3 Bathrooms
- Open Plan Lounge/Fitted Kitchen
- Sun Balcony With Glorious Views Over The Harbour
- Mezzanine Level Master Bedroom With Luxury En-Suite
- Double Glazing
- Undercroft Parking Space
- CHAIN FREE

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

Hallway
Electric heater. Airing cupboard housing hot water cylinder. Coved ceiling. Inset spotlights. Entryphone handset.

Lounge
16'1 x 11'7 (4.90m x 3.53m)
Contemporary style electric heater. Electric radiator. Wall lights. Spiral staircase to Bedroom 1. Double glazed window. French door to -

Sun Balcony
With glorious far reaching views over the harbour towards the South Downs.

Open Plan Fitted Kitchen
9'10 x 8'4 (3.00m x 2.54m)
Modern range of white high gloss fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in electric hob, double oven, glass splashback and stainless steel extractor cooker hood. Space for upright fridge/freezer. Integrated dishwasher and washing machine. Built-in microwave. Coved ceiling. Inset spotlights. Double glazed window.

Bedroom 2
12'7 x 10'6 (3.84m x 3.20m)
Coved ceiling. Television point. Built-in wardrobe with hanging rail. Double glazed French doors to Juliette balcony. Door to -

En-Suite Shower Room/WC
Suite comprising shower cubicle. Low level WC. Wash hand basin. Tiled walls. Inset spotlights. Electric heater. Extractor fan. Frosted double glazed window.

Bedroom 3 (Currently Used As Dining Room)
12'2 x 8'2 (3.71m x 2.49m)
Electric heater. Coved ceiling. Double glazed window with views towards the sea.

Bathroom/WC
White suite comprising panelled bath with chrome mixer tap and shower attachments. Low level WC. Pedestal wash hand basin with mixer tap. Tiled walls. Inset spotlights. Extractor fan. Electric heater.

Spiral Staircase From The Lounge To -

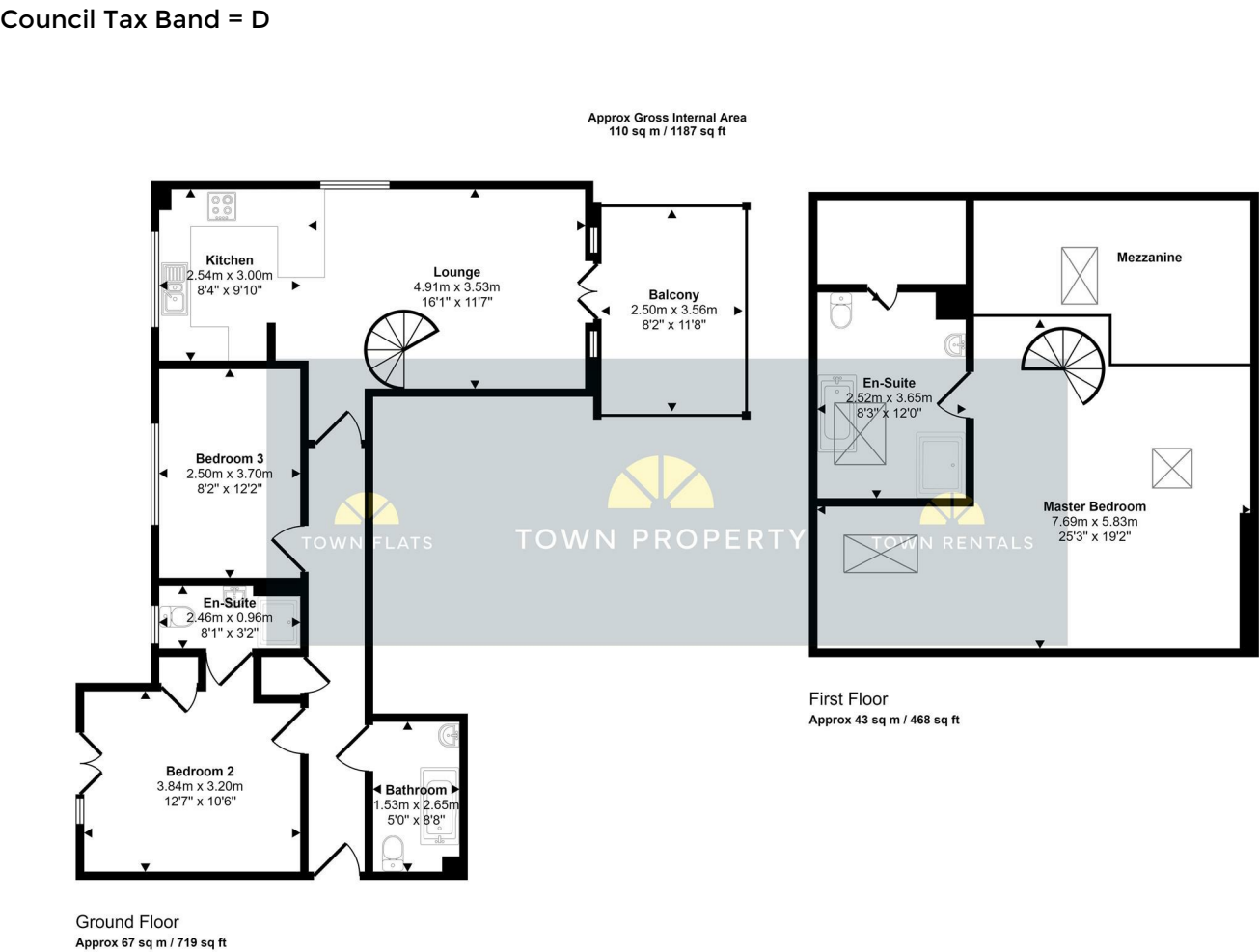
Mezzanine Level Master Bedroom
25'3 x 19'2 (7.70m x 5.84m)
Electric heater. Television point. Fitted wardrobes. Inset spotlights. Loft access (not inspected). Skylights. Door to -

Luxury En-Suite Bath & Shower Room/WC
Luxury white suite comprising curved bath with chrome mixer tap and handheld shower attachment. Low level WC. Vanity unit with ceramic wash hand basin, chrome mixer tap and drawers below. Part tiled walls. Chrome heated towel rail. Inset spotlights. Built-in eaves storage cupboard. Extractor fan.

Parking
The flat has a secure undercroft parking space.

EPC = C

Council Tax Band = D



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: £2582 per annum PLUS
Harbour Charge: £340 per annum
Lease: 125 years from 2002. We have been advised of the lease term, we have not seen the lease