



# TOWN FLATS



01323 416600

Leasehold

## Guide Price

### £220,000 - £240,000



3 Bedroom



1 Reception



2 Bathroom



## 5 Ocean Court, 17 Windward Quay, Eastbourne, BN23 5UF

REDUCED FOR QUICK SALE

\*\*\*GUIDE PRICE £220,000 - £240,000\*\*\*

Stunning views across the berths below and towards the distant South Downs can be enjoyed from all principal rooms of this lovely second (top) floor apartment that forms part of the exciting marina development. Arranged with three bedrooms, the master of which has en-suite facilities, the apartment is notable for the double aspect sitting/dining room with a covered balcony and further benefits include a fitted kitchen and second bathroom/wc. In good decorative order throughout, a parking space is also provided. Being sold CHAIN FREE. The marina waterfront shops and cafes, the stunning beaches and the Crumbles shopping complex are all within close walking distance. Eastbourne town centre is approximately two miles distant.



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



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17 Windward Quay  
Eastbourne, BN23 5UF

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## Main Features

- Harbour Apartment
- 3 Bedrooms
- Top (Second) Floor
- Double Aspect Lounge  
Leading To Sun Balcony With  
Harbour Views
- Fitted Kitchen
- Modern Bathroom/WC
- En-Suite Shower Room/WC
- Double Glazing
- Allocated Parking Space
- CHAIN FREE

## Entrance

Communal entrance. Stairs to top (second) floor private entrance door to -

## Hallway

Radiator. Cupboard.

## Double Aspect Lounge

22'5 x 11'5 (6.83m x 3.48m )

Radiator. Carpet. Double glazed window to side aspect and double glazed French doors to sun balcony with harbour views.

## Fitted Kitchen

11'5 x 8'4 (3.48m x 2.54m )

Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset gas hob and electric oven under. Extractor cooker hood. Integrated fridge/freezer. Radiator. Vinyl flooring. Double glazed window to side aspect.

## Bedroom 1

13'4 x 9'5 (4.06m x 2.87m )

Radiator. Built-in wardrobe. Carpet. Double glazed window to front aspect with harbour views. Door to -

## En-Suite Shower Room/WC

Suite comprising shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Vinyl flooring. Extractor fan.

## Bedroom 2

12'7 x 8'11 (3.84m x 2.72m )

Radiator. Built-in wardrobe. Carpet. Double glazed windows opening to Juliette balcony with far reaching views of the South Downs.

## Bedroom 3

9'5 x 7'10 (2.87m x 2.39m )

Radiator. Built-in wardrobe. Carpet. Double glazed window with far reaching views of the South Downs.

## Modern Bathroom/WC

Suite comprising panelled bath with chrome mixer tap and shower attachment. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Extractor fan. Vinyl flooring.

## Parking

Allocated 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: £189.88 per annum**

**Maintenance: £2217.28 per annum**

**Harbour Charge: £340.05 per annum**

**Lease: 96 years remaining. We have been advised of the remaining lease term, we have not seen the lease**

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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.