



TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



2 Bathroom

£244,950



9 Pacific Heights North, 17 Golden Gate Way, Eastbourne, BN23 5PT

Charming waterfront apartment comprising two double bedrooms, two balconies both with harbour views, en-suite to principle bedroom in addition to the family bathroom and an under croft allocated parking space. The apartment is situated on the 2nd floor of this popular North Harbour development which benefits from both views, size and natural light. In addition to the allocated parking space there is also ample of visitor parking, a passenger lift and is just a short walk away from the vibrant Marina complex of restaurants, shops and bars.



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info@townflats.com

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Main Features

- Spacious & Well Presented Harbour Apartment
- 2 Bedrooms
- Second Floor
- Lounge
- 2 Balconies With Harbour Views
- Fitted Kitchen
- En-Suite Shower Room/WC
- Modern Bathroom/WC
- Undercroft Allocated Parking Space
- Further Visitors Parking

Entrance

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

Hallway

Electric radiator. Entryphone handset. Airing cupboard. Storage cupboard.

Lounge

14'10 x 11'5 (4.52m x 3.48m)

Electric radiator. Double glazed window to rear aspect. Double glazed French doors to balcony.

Sun Balcony

10'1 x 7'1 (3.07m x 2.16m)

With stunning views over the harbour.

Fitted Kitchen

9'9 x 7'9 (2.97m x 2.36m)

Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Electric induction hob and oven. Extractor cooker hood. Integrated fridge/freezer and washer/dryer. Part tiled walls.

Bedroom 1

12'2 x 11'5 (3.71m x 3.48m)

Electric radiator. Fitted wardrobes. Double glazed windows and French doors leading to balcony. Door to -

En-Suite Shower Room/WC

Suite comprising shower cubicle. Wash hand basin with mixer tap. Low level WC. Electric Radiator. Frosted double glazed window to side aspect.

Bedroom 2

10'8 x 9'3 (3.25m x 2.82m)

Electric radiator. Fitted units. Double glazed window and French doors to -

Second Sun Balcony

10'9 x 4'2 (3.28m x 1.27m)

With views towards the harbour.

Modern Bathroom/WC

Suite comprising panelled bath with mixer tap, shower over and shower screen. Low level WC. Wash hand basin with mixer tap. Extractor fan. Electric radiator. Towel rail. Tiled walls.

Parking

Allocated undercroft parking space plus plenty of visitors parking.

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

Maintenance: £2601.84 per annum

Harbour Charge: £340.05 per annum

Lease: 125 years from 2002. We have been advised of the 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.