

15 Christchurch Place,
Eastbourne, BN23 5AP

Leasehold

£390,000



3 Bedroom 2 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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Set within the prestigious and highly sought after Henley Park development at North Harbour, this exceptional three bedroom duplex penthouse apartment offers a rare opportunity to enjoy luxury coastal living in an exclusive private estate. Beautifully presented throughout, the property features a spacious semi open plan lounge, dining and kitchen area with integrated Neff appliances, double glazing and gas central heating. Expansive windows flood the interior with natural light, showcasing captivating views across the harbour and towards the South Downs, while refined finishes create a sense of modern elegance and tranquillity. The principal bedroom suite benefits from a triple aspect, stylish en-suite bathroom with two further generous double bedrooms completing the accommodation. Residents enjoy access to immaculately maintained private gardens, along with allocated parking and a private garage. Offered CHAIN FREE, this distinguished home perfectly combines sophistication, comfort, and exclusivity. Pets are welcome with consent, adding to the appeal of this rare and desirable coastal residence.

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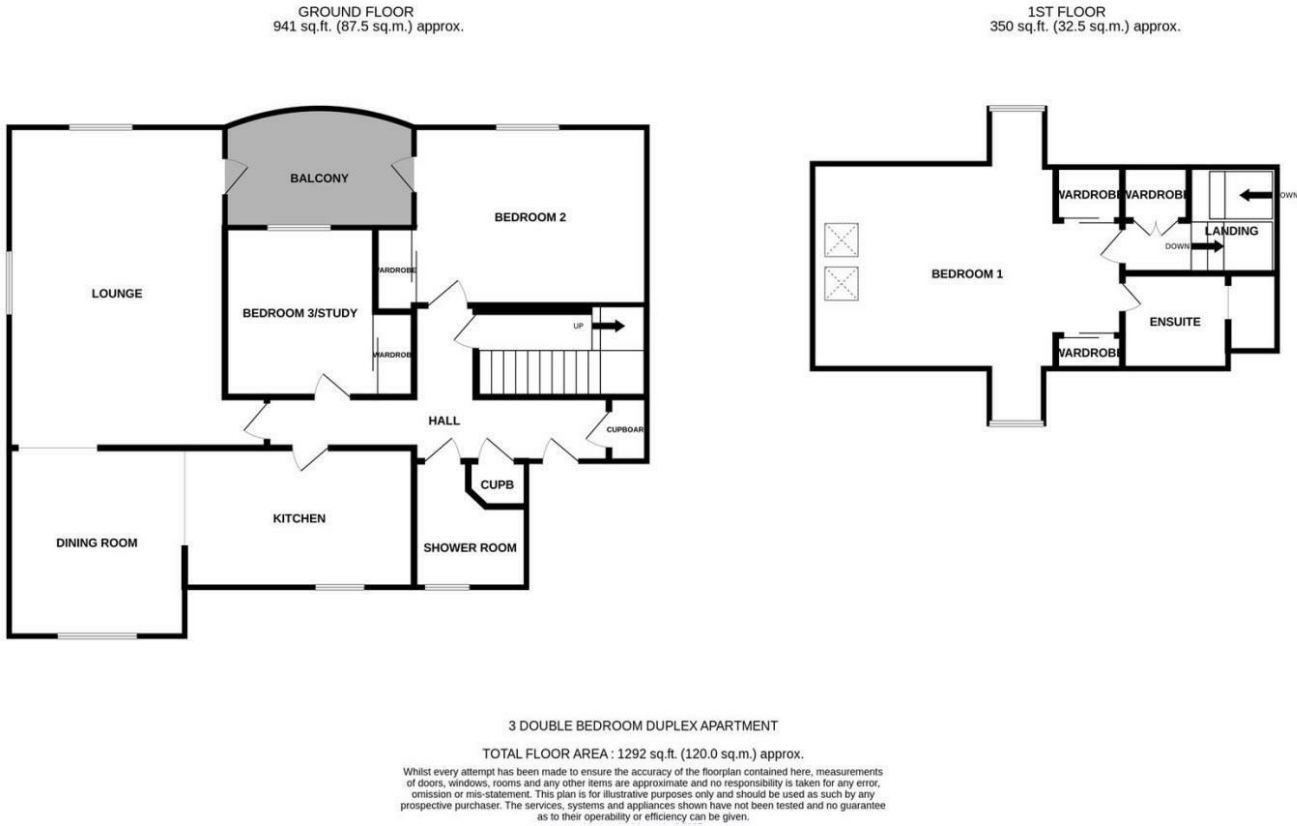
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Main Features	Entrance Communal entrance with video security entry phone system. Stairs to second floor private entrance door to -
• CHAIN FREE - Exclusive Henley Park	Hallway Radiator. Airing cupboard. Further cupboard.
• Beautifully Presented 3 Bedroom Duplex Penthouse Apartment	Lounge 19'1 x 12'8 (5.82m x 3.86m) Radiator. Electric fireplace. Double glazed windows to side and rear aspects. Double glazed door to -
• Spacious Lounge Leading To Sun Balcony With Views Towards The Harbour	Sun Balcony With space for a table & chairs and roof top views towards the inner harbour.
• Fitted Kitchen With Integrated Appliances	Fitted Kitchen/Dining Room 21'11 x 10'8 (6.68m x 3.25m) Radiator. Double glazed window to front aspect.
• Dining Room Area	Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset gas hob with extractor cooker hood above. Eye level electric oven. Integrated fridge/freezer, dishwasher and washing machine. Double glazed window to front aspect.
• En-Suite Bath & Shower Room/WC To Triple Aspect Master Bedroom	Bedroom 2 13'4 x 10'4 (4.06m x 3.15m) Radiator. Built-in wardrobe. Double glazed window to rear aspect. Double glazed door to sun balcony.
• Double Glazing	Bedroom 3 9'8 x 9'4 (2.95m x 2.84m) Radiator. Fitted & built-in wardrobe. Double glazed window to rear aspect.
• Gas Central Heating	Modern Shower Room/WC Suite comprising shower cubicle. Low level WC. Wash hand basin. Extractor fan. Shaver point. Heated towel rail. Double glazed window to front aspect.
• Private Lawned & Landscaped Communal Garden	Stairs To Landing & Master Bedroom Built-in storage under stairs and built-in storage at the top of the stairs.
• Garage	Triple Aspect Master Bedroom 18'8 x 12'0 (5.69m x 3.66m) Radiator. Built-in wardrobe. Double glazed windows to front, side & rear aspects. Door to -
	En-Suite Bath & Shower Room/WC Suite comprising panelled bath. Shower cubicle. Low level WC. Wash hand basin. Extractor fan. Shaver point. Heated towel rail. Double glazed window to front aspect.
	Outside Communal gardens which are lawned and landscaped.

Garage
With up & over door.

EPC = C

Council Tax Band = E



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: Zero
Maintenance: £1901.18 per annum
Harbour Charge: £345.60 per annum
Lease: 1089 years from 2023. We have been advised of the lease term, we have not seen the lease

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