

72 Caroline Way,
Eastbourne, BN23 5AY

Leasehold

£375,000



3 Bedroom 1 Reception 3 Bathroom



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www.town-property.com info@townflats.com

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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An exceptional opportunity to acquire this beautifully appointed and generously proportioned three double bedroom penthouse duplex apartment being sold CHAIN FREE and enviably positioned within the prestigious North Harbour development in Eastbourne. Designed with both style and space in mind, the property offers impressive open plan living, where expansive windows flood the interior with natural light and create a seamless setting for both relaxation and entertaining. The contemporary kitchen integrates effortlessly with the dining and living areas, delivering a sophisticated yet welcoming heart to the home. A striking spiral staircase rises to the principal suite, forming a private sanctuary within the apartment. This elegant retreat features a luxurious bath/shower room, a dedicated dressing room and an additional versatile room, ideal as a home office, gym or peaceful reading room. Bedroom two further benefits from its own en-suite shower room, while the third double bedroom is equally well proportioned, served by a stylish family bathroom. The accommodation is complemented by two allocated off road parking spaces, a valuable asset in this prime coastal setting. Located just a stone's throw from the beach and moments from the vibrant waterfront restaurants, cafés and boutique shops of Eastbourne's North Harbour, this superb duplex combines refined coastal living with everyday convenience. Offering space, flexibility and an enviable lifestyle, this is a truly impressive home by the sea.

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Main Features

- Beautifully Appointed & Generously Proportioned Harbour Duplex Apartment
- 3 Bedrooms
- Third & Fourth Floors
- Double Aspect Open Plan Lounge/Dining Room/Fitted Kitchen
- Bedroom 2 With En-Suite Shower Room/WC
- Family Bathroom/WC
- Galleried Master Bedroom With En-Suite Bath & Shower Room/WC
- Dressing Room & Home Office/Gym Room
- 2 Allocated Parking Spaces
- CHAIN FREE

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

Entrance Porch
6'2 x 4'6 (1.88m x 1.37m)
Radiator. Tiled floor.

Hallway
Radiator. Entryphone handset.

Double Aspect Open Plan Lounge/Dining Room
22'5 x 22'2 (6.83m x 6.76m)
2 Radiators. Feature fireplace. Carpet. Spiral staircase to first floor. Double glazed windows to side and rear aspects.

Fitted Kitchen Area
9'10 x 7'5 (3.00m x 2.26m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset 5 ring gas hob and double electric oven under. Stainless steel splashback and extractor cooker hood above. Integrated fridge/freezer, dishwasher, washing machine and 'eye' level microwave. Double glazed window to front aspect.

Bedroom 2
9'10 x 7'5 (3.00m x 2.26m)
Radiator. Built-in wardrobe. Double glazed window to side aspect. Door to -

En-Suite Shower Room/WC
Suite comprising shower cubicle. Pedestal wash hand basin with mixer tap. Low level WC. Heated towel rail. Extractor fan. Tiled floor. Tiled walls.

Bedroom 3
10'6 x 9'11 (3.20m x 3.02m)
Radiator. Double glazed window to side aspect.

Family Bathroom/WC
White suite comprising panelled bath with central chrome mixer tap and shower attachment. Pedestal wash hand basin with mixer tap. Low level WC. Heated towel rail. Extractor fan.

Spiral Staircase Directly Into Master Bedroom:

Master Bedroom
18'0 x 14'0 (5.49m x 4.27m)
Galleried to the Lounge. Radiator. Built-in storage. 4 Velux windows with blinds. Doors to en-suite & dressing room.

En-Suite Bath & Shower Room/WC
White suite comprising Jacuzzi bath with mixer tap and shower attachment. Large shower cubicle. Low level WC. Wash hand basin with mixer tap set in vanity unit. Heated towel rail. Tiled floor. Tiled walls.

Dressing Room
8'7 x 6'9 (2.62m x 2.06m)
Built-in wardrobes and eaves storage. Carpet. Velux window.

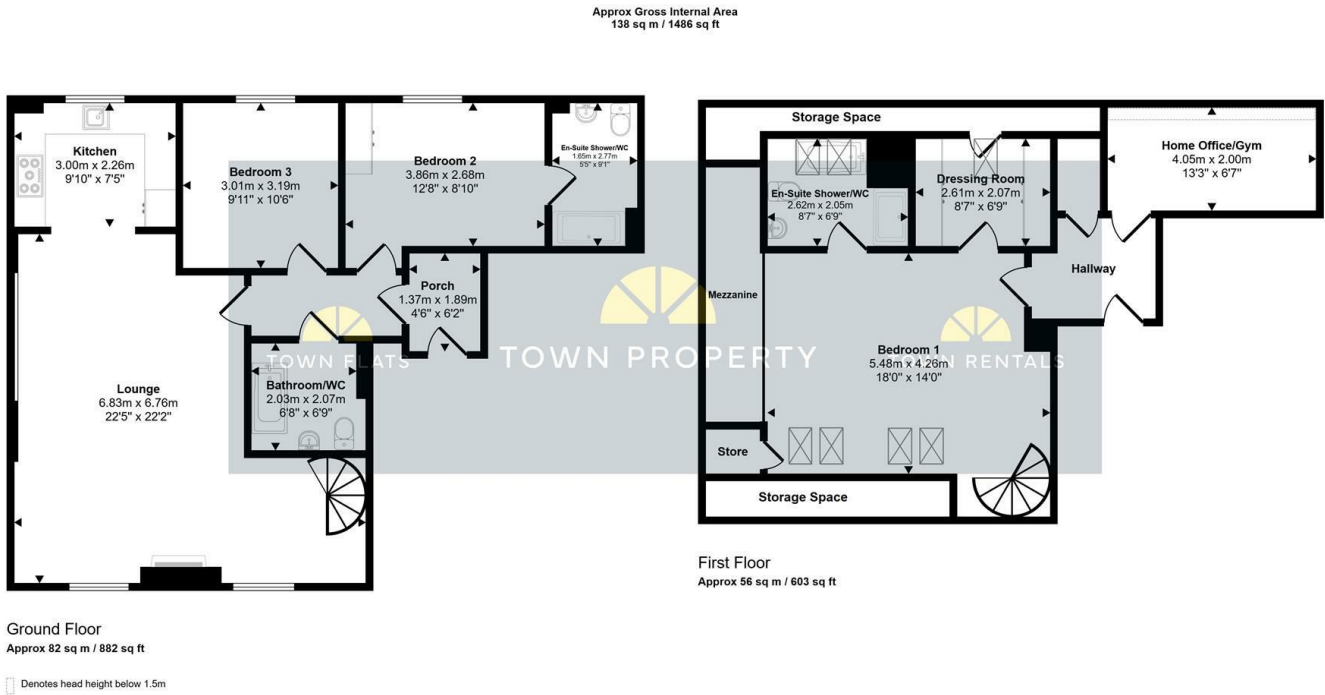
Upper Hallway
Radiator. Loft Access (not inspected). Storage cupboard housing boiler and hot water tank. Carpet. Door to communal hallway. Further door to -

Home Office/Gym
13'3 x 6'7 (4.04m x 2.01m)
Laminate floor.

Parking
2 Allocated parking spaces. (1 undercroft).

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: £125 half yearly
Maintenance: £3000 per annum
Lease: 150 years from 2003. We have been advised of the lease term, we have not seen the lease

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