



TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

£185,000



15 Pacific Heights South, 16 Golden Gate Way, Eastbourne, BN23 5PU

A charming and beautifully presented one bedroom apartment which has been lovingly and thoughtfully updated by the current owners, creating a warm and inviting home in a popular waterside setting. The property offers comfortable and well planned accommodation comprising a spacious living area, modern kitchen, well proportioned bedroom and family bathroom. The apartment has a lovely homely feel throughout and would make an ideal first time purchase, investment or low maintenance home. Further benefits include on site parking and the convenience of being close to a good range of local shops, restaurants, transport links and other amenities. The surrounding area also offers attractive waterside walks and scenic views, providing a peaceful setting while remaining within easy reach of everyday conveniences. An appealing apartment which has clearly been lovingly cared for and thoughtfully updated by the current owners, offering a comfortable and welcoming home in a desirable waterside setting.



www.town-property.com



info@townflats.com

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16 Golden Gate Way,
Eastbourne,
BN23 5PU

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Main Features

- Immaculately Presented Harbour Apartment
- 1 Bedroom
- Third Floor
- Lounge/Kitchen/Dining Room
- Sun Balcony With Stunning Inner Harbour Views
- Modern Shower Room/WC
- Allocated Undercroft Parking Space
- Close to Seafront & Harbour Shops, Restaurants and Cafes

Entrance

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

Hallway

Entryphone handset. Storage cupboard.

Lounge/Kitchen/Dining Room

17'0 x 11'8 (5.18m x 3.56m)

Range of fitted wall and base units, surrounding worktop with inset ceramic sink unit and mixer tap. Electric hob with electric oven under and extractor hood over. Integrated fridge freezer, dishwasher and washing machine. Breakfast bar. Double glazed window and patio doors to balcony.

Bedroom

12'6 x 10'6 (3.81m x 3.20m)

Double glazed window and door to balcony.

Shower Room/WC

Large shower cubicle. Low level WC. Wash hand basin and mixer tap in vanity unit. Heated towel rail. Extractor fan.

Outside

The flat has a large balcony that can be accessed from the bedroom and Lounge/Kitchen/Dining room.

Parking

Allocated undercroft parking space.

COUNCIL TAX BAND = C

EPC = B

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: £2600 per annum. £1300 paid half yearly.
Lease: 100 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.