



# TOWN FLATS



01323 416600

Leasehold  
**Guide Price**

**£225,000 - £235,000**



2 Bedroom



1 Reception



2 Bathroom



## 40 Barbuda Quay, Eastbourne, BN23 5TT

\*\*\*GUIDE PRICE £225,000 TO £235,000\*\*\*

Located in the prestigious Sovereign Harbour area of Eastbourne, just moments from the waterfront, this spacious two double bedroom apartment offers stylish coastal living in an enviable setting. Positioned within easy reach of the marina, the property enjoys attractive harbour views, creating a light and uplifting backdrop to everyday life. The well proportioned living space is ideal for both relaxing and entertaining, with large windows allowing natural light to pour in while framing the waterside outlook. Both bedrooms are generous doubles, offering comfortable and versatile accommodation, while the layout has been thoughtfully designed to maximise space and practicality throughout. Further benefits include allocated parking, adding convenience and peace of mind, as well as immediate access to Sovereign Harbour's popular range of shops, cafés and restaurants, perfect for enjoying a vibrant yet relaxed coastal lifestyle. Offered to the market CHAIN FREE, this is an excellent opportunity for those seeking a permanent residence, weekend retreat or investment in one of Eastbourne's most sought after waterfront locations.

[www.town-property.com](http://www.town-property.com) [info@townflats.com](mailto:info@townflats.com)

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Eastbourne, BN23 5TT

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## Main Features

- CHAIN FREE Spacious Harbour Apartment
- 2 Bedrooms
- Second Floor
- Double Aspect Lounge/Dining Room
- Sun Balcony With Views Towards The Outer Harbour & Sea
- Fitted Kitchen
- En-Suite Shower Room/WC
- Modern Bathroom/WC
- Double Glazing
- Allocated Parking Space

### Entrance

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

### Hallway

Radiator. Entryphone handset. Airing cupboard. Storage cupboard.

### Double Aspect Lounge/Dining Room

17'0 x 11'2 (5.18m x 3.40m)

Radiator. Feature fireplace. Double glazed window to side aspect. Double glazed windows and French doors to -

### Sun Balcony

With views towards the outer harbour and sea.

### Fitted Kitchen

11'1 x 9'3 (3.38m x 2.82m )

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset gas hob and electric oven under. Extractor cooker hood. Integrated fridge/freezer and dishwasher. Plumbing and space for washing machine. Part tiled walls. Radiator. Double glazed window.

### Bedroom 1

12'9 x 9'9 (3.89m x 2.97m)

Radiator. Double glazed window with views towards the outer harbour. Door to -

### En-Suite Shower Room/WC

Suite comprising shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Extractor fan. Shaver point.

### Bedroom 2

11'3 x 10'1 (3.43m x 3.07m )

Radiator. Double glazed window.

### Modern Bathroom/WC

Suite comprising panelled bath with shower attachment. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Tiled floor. Extractor fan. Shaver point.

### Outside

Communal Gardens

### 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: £250 per annum**

**Maintenance: £1380 per annum**

**Lease: 125 years from 2003. 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.