

# Midway Quay, Eastbourne BN23

£279,000

2 Bedrooms | 2 Bathrooms | 1 Reception

IVY GATE™



## Summary:

Ivy Gate are delighted to offer to the market this beautifully presented two-bedroom, fourth-floor apartment boasting breathtaking panoramic views across the outer harbour and sea. At the heart of this impressive home is the exceptionally spacious lounge, a superb entertaining and living space with direct access to a private balcony. From here, you can enjoy stunning, far-reaching views across the inner harbour, coastline and open sea truly the standout feature of the property. The apartment comprises a spacious, separate fully fitted kitchen/dining room offering excellent space for both everyday living and social gatherings. The generous principal bedroom benefits from a modern en-suite bathroom, while a second well-proportioned double bedroom is served by a stylish three-piece family bathroom. Further benefits include a walk-in storage cupboard off the hallway, allocated parking for one car, lift access, a video entry-phone system, and beautiful views from multiple rooms. Located just moments from Sovereign Harbour's vibrant marina, with shops, cafés, and restaurants right on your doorstep, this fourth-floor apartment offers the best of both worlds — peaceful seclusion with a view, and immediate access to the finest aspects of coastal living. No onward chain

**Stunning Fourth-Floor Apartment with Panoramic Sea & Harbour Views** | **Open Plan Kitchen/Dining Room**

**Exceptional Living & Entertaining Space**

**Prime Marina Location with Added Conveniences**

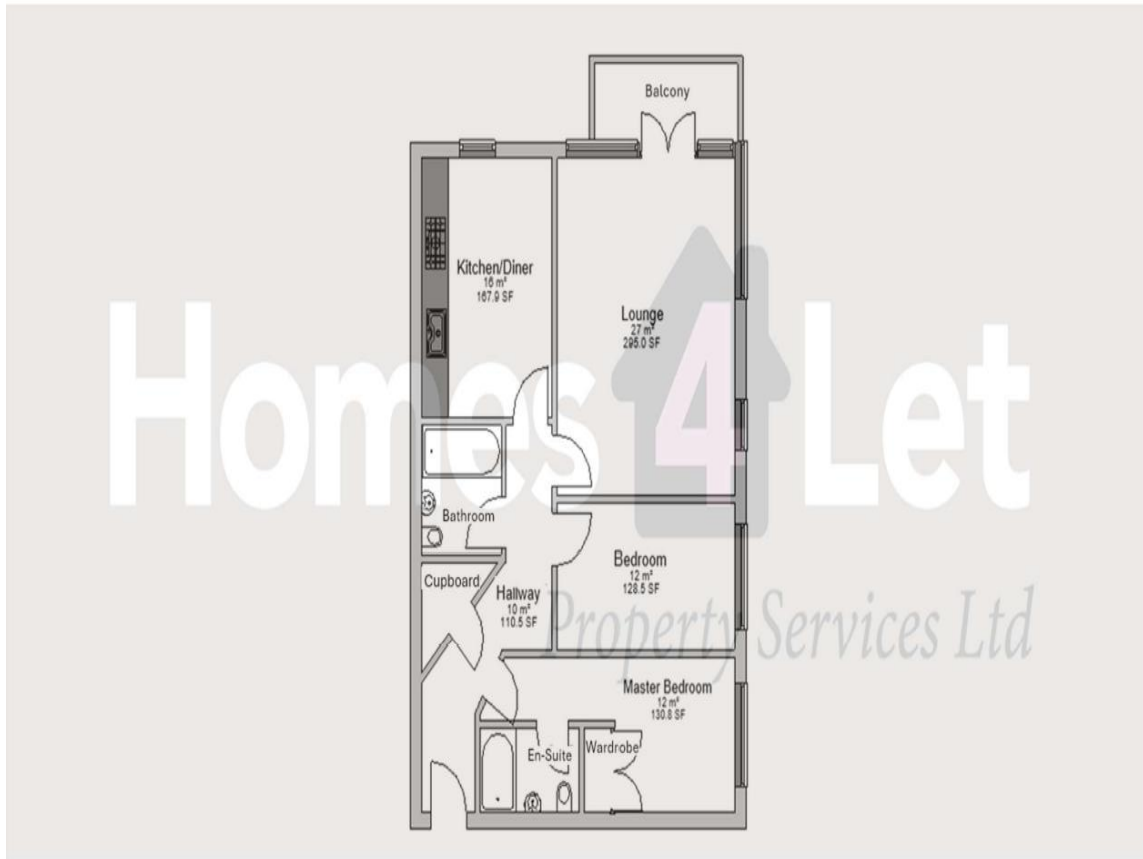
**Two Generous Double Bedrooms**

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BIMINI COURT, TOTAL APPROX. FLOOR AREA 87 SQ.M. (936.46 SQ.FT.)

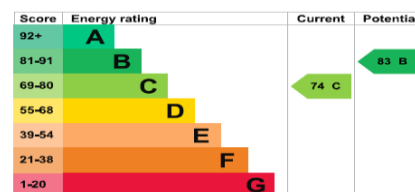
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Tenure:

Council Tax: E

Local Authority: Eastbourne Borough Council

EPC Rating: C



#### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.