

27 Fiador Court, Midway Quay, Eastbourne, BN23 5DG

Guide Price £200,000 - £210,000 | Leasehold

Leaper Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

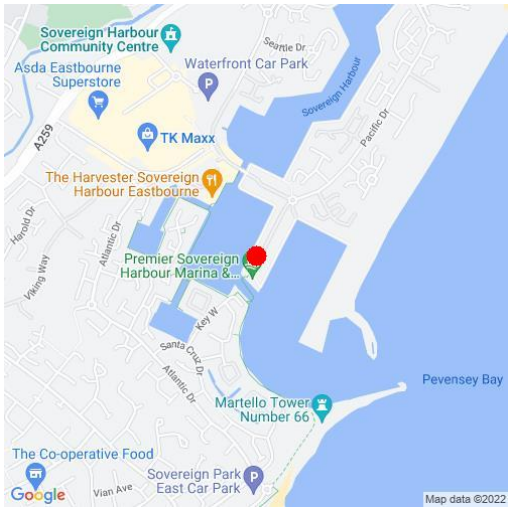
An unusually spacious two bedroom, third floor apartment constructed in recent years in the popular Midway Quay development in the North Harbour offering views across the inner harbour. The well-appointed accommodation comprises an open plan kitchen/living room with access to the balcony, contemporary fitted kitchen with integrated oven/hob, fridge/freezer and dishwasher. There is a master bedroom with en suite shower room and also a second double bedroom along with family bathroom. Other benefits include sealed unit double glazed windows, modern electric heating and both allocated parking space as well as communal visitor spaces. The block has also recently had extensive remedial works done to the external cladding that has now all been completed. The Crumbles Retail Park is less than 500 meters walk away, whilst there are a selection of bars and restaurants within the Sovereign Harbour complex. Eastbourne town centre and railway station are approximately 4 miles distant. The property is currently tenanted however will be sold with vacant possession and an early inspection is highly recommended.

















At a Glance:

- North Harbour apartment
- Open plan kitchen/living room
- Balcony with harbour views
- Two double bedrooms
- Two bath/shower rooms
- Double glazing
- Electric Heating
- Allocated parking space
- ESW1 compliant
- Chain free





Accommodation:

LIFT AND STAIRS TO 3RD FLOOR

FRONT DOOR - OPENING TO HALL
Airing cupboard with `Pulsa Coil` cylinder. Video entry phone.

KITCHEN/LIVING ROOM
25'6" (7.77m) x 11'5" (3.48m) Fitted kitchen with integrated oven, hob, fridge/freezer, dishwasher, space for washing machine, range of contemporary style wood effect wall and base units and inset stainless steel bowl sink, ceramic tiled floor. Open-plan living room with full length windows and French doors leading to

BALCONY
glass panelled balcony affording views across the inner harbour to the sea beyond

BEDROOM
17'6" (5.33m) x 10'0" (3.05m) with electric radiator, built in wardrobes with generous shelving and hanging space, door to

ENSUITE SHOWER ROOM/WC
Double shower cubicle with glass door, low level WC, wash basin with mixer tap, wall mirror, shaver point, chrome heated towel rail

BEDROOM
13'7" (4.14m) x 9'0" (2.74m) with electric radiator

FAMILY BATHROOM/WC
Part tiled with panelled bath and hand held shower attachment, low level WC, wash hand basin with mixer tap, wall mirror, heated towel rail.

OUTSIDE:

ALLOCATED PARKING SPACE

LEASE:
105 years remaining

MAINTENANCE:
£2,480 per annum (paid monthly over 10 months)

GROUND RENT:
£50 per annum

HARBOUR CHARGE:
Approximately £300 in 2025

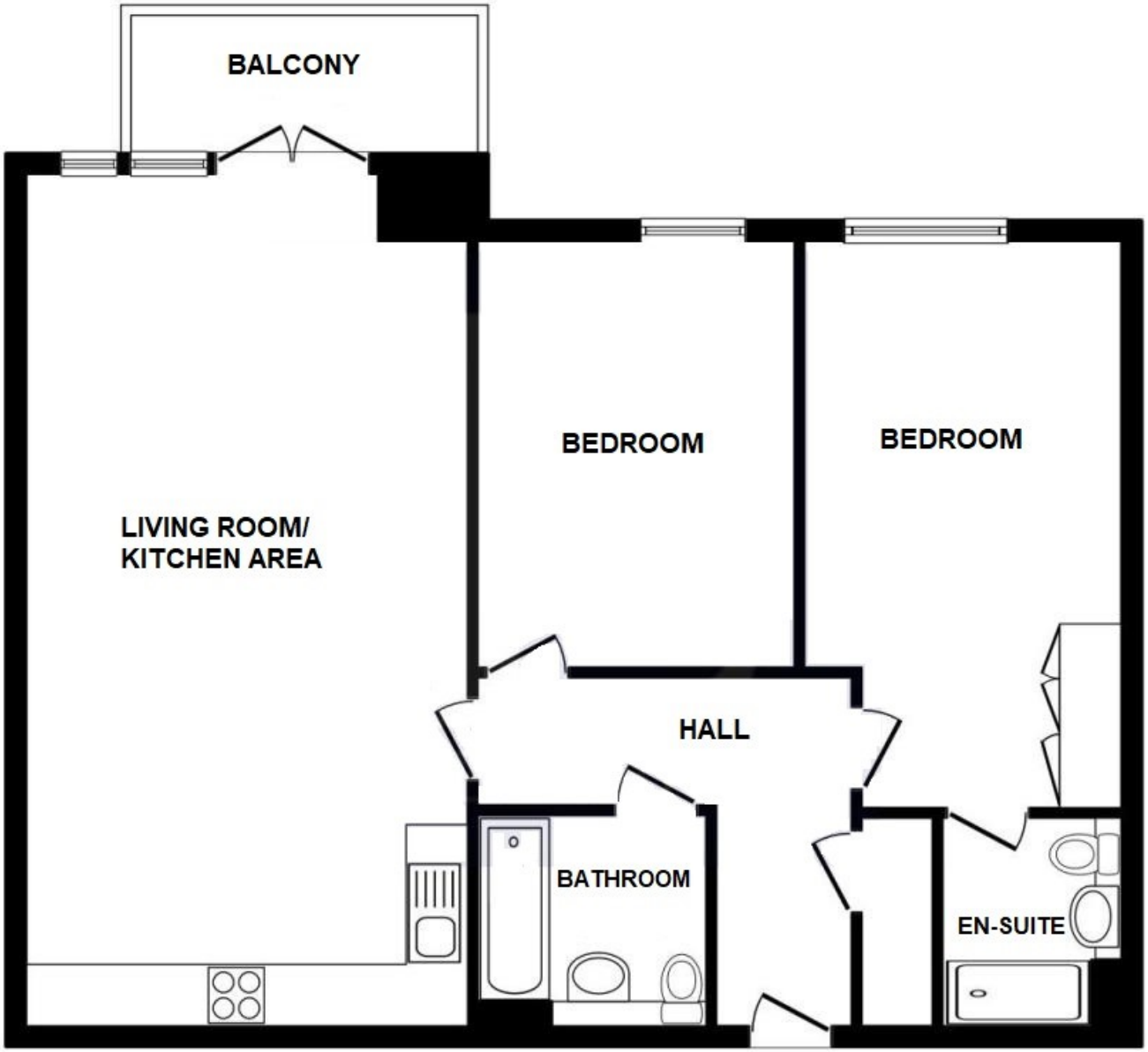
COUNCIL TAX:
Band `D`

EPC:
`D`

PETS;
To be confirmed

SUB-LETTING:
Allowed

(All details concerning the terms of the Lease and outgoings are subject to verification)



Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

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