



TOWN FLATS



☎ 01323 416600

Leasehold

Guide Price

£230,000 - £250,000



2 Bedroom



1 Reception



1 Bathroom



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

*****GUIDE PRICE £230,000 - £250,000*****

An immaculately presented two bedroom third floor apartment enjoying stunning views across the Sovereign Harbour from a generous sun balcony. The property offers well proportioned accommodation throughout, including a principal bedroom with en-suite, a second double bedroom and a modern family bathroom/WC. Finished to a high standard, the apartment provides a bright and comfortable living environment ideal for both full-time residence or a coastal retreat. Further benefits include undercroft parking and a highly sought after location within walking distance of the wide range of restaurants, cafés and amenities that Sovereign Harbour has to offer.



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

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Main Features

- Immaculately Presented Harbour Apartment
- 2 Bedrooms
- Third Floor
- Double Aspect Lounge/Dining Room
- Sun Balcony With Stunning Waterfront Views Of The Inner Harbour
- Fitted Kitchen With Integrated Appliances
- Bathroom/WC
- En-Suite Shower Room/WC
- Allocated Undercroft Parking Space

Entrance

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

Hallway

Radiator. Entryphone handset. Storage cupboard.

Bathroom/WC

Suite comprising panelled bath with chrome mixer tap and shower over. Low level WC. Pedestal wash hand basin with mixer tap. Heated towel rail. Extractor fan. Tiled walls and floor.

Bedroom 1

12'7 x 10'6 (3.84m x 3.20m)

Radiator. Built-in storage cupboard. Double glazed doors to Juliette Balcony. Door to -

En-Suite Shower Room/WC

Suite comprising shower cubicle. Low level WC. Wash hand basin with mixer tap. Radiator. Double glazed window. Tiled floors and walls.

Bedroom 2

12'5 x 8'2 (3.78m x 2.49m)

Radiator. Double glazed window.

Double Aspect Lounge/Dining Room

17'10 x 11'9 (5.44m x 3.58m)

Door to kitchen. Double glazed window to side aspect. Double glazed French doors to -

Sun Balcony

With stunning waterfront views of the inner harbour.

Fitted Kitchen

9'8 x 6'3 (2.95m x 1.91m)

Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in electric hob and oven. Extractor cooker hood. Integrated fridge/freezer, dishwasher and washing machine. Double glazed window.

Parking

Allocated undercroft parking space.

EPC = D

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: £150 per annum

Maintenance: £1432 paid half yearly

Lease: 104 years remaining. 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.