PHIL HALL
ESTATE AGENTS



# 232 Antares House Macquarie Quay

Eastbourne, BN23 5AW

**£250,000**

2 | 2 | 1 | B

# 232 Antares House
# Macquarie Quay

Eastbourne, BN23 5AW

Phil Hall Estate Agents brings to the market this beautifully presented two double bedroom, two bathroom second-floor apartment, enviably positioned within the highly sought-after Macquarie Quay development at Eastbourne's prestigious North Harbour. Enjoying fantastic direct sea views, a private balcony and secure gated underground parking, this impressive apartment combines generous accommodation with a wonderful coastal lifestyle. The harbour's excellent selection of shops, cafés, restaurants and bars are just a short stroll away, while the beach is quite literally on your doorstep.

Upon entering the building via the secure entry phone system, stairs or a lift provide access to the second floor. Stepping inside the apartment, you are welcomed by a spacious entrance hall which provides access to all of the accommodation. There is also a particularly useful large storage cupboard housing the combi boiler, with space for a tumble dryer and additional storage.

The real centrepiece of the apartment is the superb living room/dining room, where the fantastic beachfront position immediately becomes apparent. With wonderful direct views across the beach and out to sea, this bright and spacious reception room provides clearly defined areas for both living and dining furniture. Double doors open to a Juliet-style balcony, allowing you to fully appreciate the coastal outlook and bring the sights and sounds of the seafront into the home.

A further set of doors opens directly onto the private balcony, creating the perfect spot to sit back, relax and enjoy the surroundings. The balcony can also be accessed directly from the principal bedroom, adding to the appeal of this impressive apartment.

Just off the main reception room is the kitchen, fitted with a range of wall-mounted and matching base units complemented by work surfaces. Integrated appliances include an oven and four-ring gas hob with extractor hood above, with space for a washing machine and fridge freezer

























Returning to the entrance hall, bedroom one is an excellent-size double bedroom featuring fitted wardrobes, direct access onto the private balcony and its own modern ensuite shower room. Bedroom two is another comfortable double bedroom, making the accommodation equally suitable for guests, family or those looking for a home office with additional flexibility. Completing the internal accommodation is the modern main bathroom, fitted with a panel-enclosed bath, WC and wash hand basin.

Communal Entrance Hall
Stairs or lift leads you to the second floor

Private Entrance Hall

Living Room/Dining Room
23'01 x 11'09 (7.04m x 3.58m)

Kitchen
7'08 x 7'04 (2.34m x 2.24m)

Bedroom One
14'00 x 8'10 (4.27m x 2.69m)

Ensuite Shower Room
5'05 x 5'04 (1.65m x 1.63m)

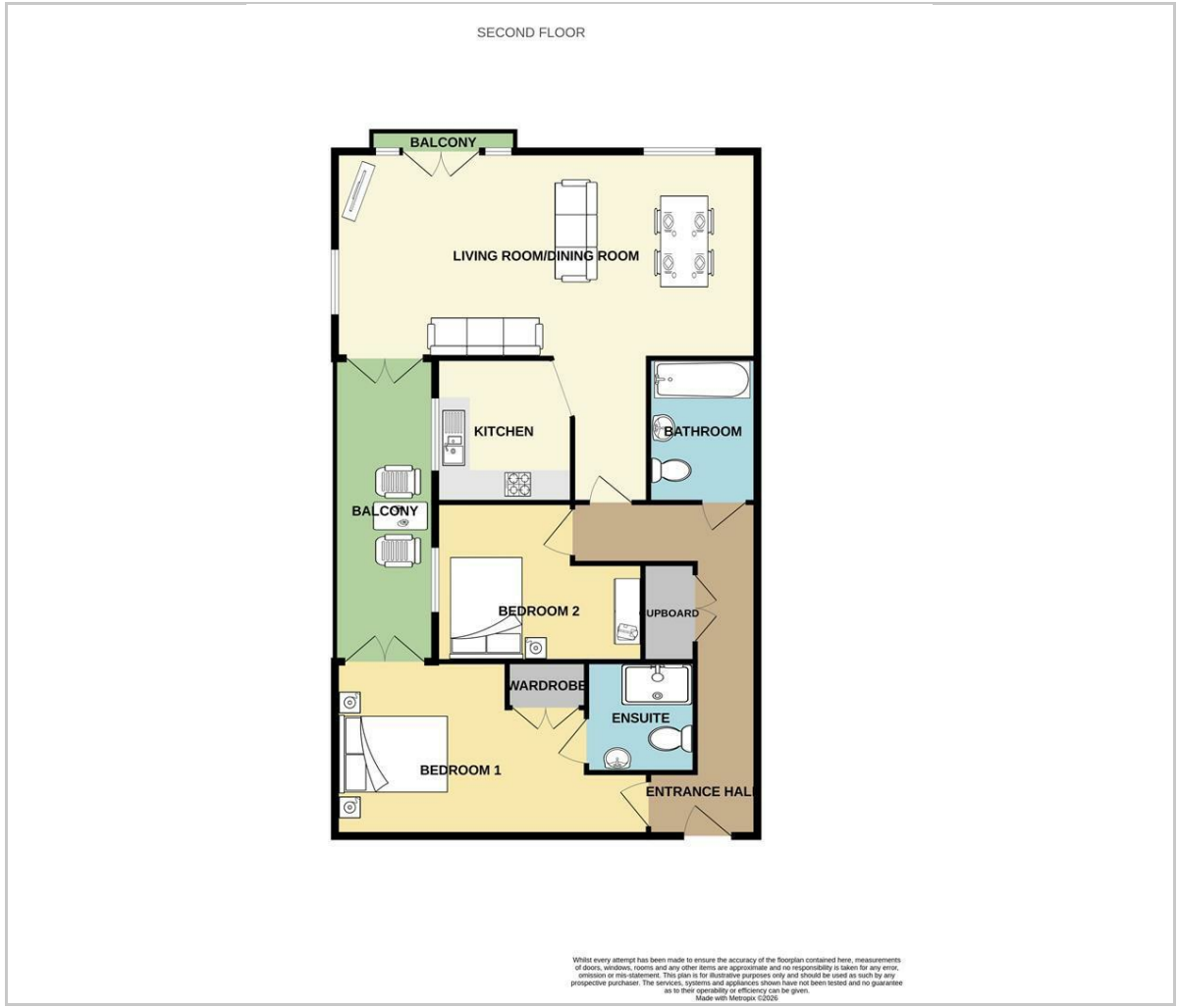
Bedroom Two
10'07 max x 7'09 max (3.23m max x 2.36m max)

Bathroom
7'08 x 5'06 (2.34m x 1.68m)

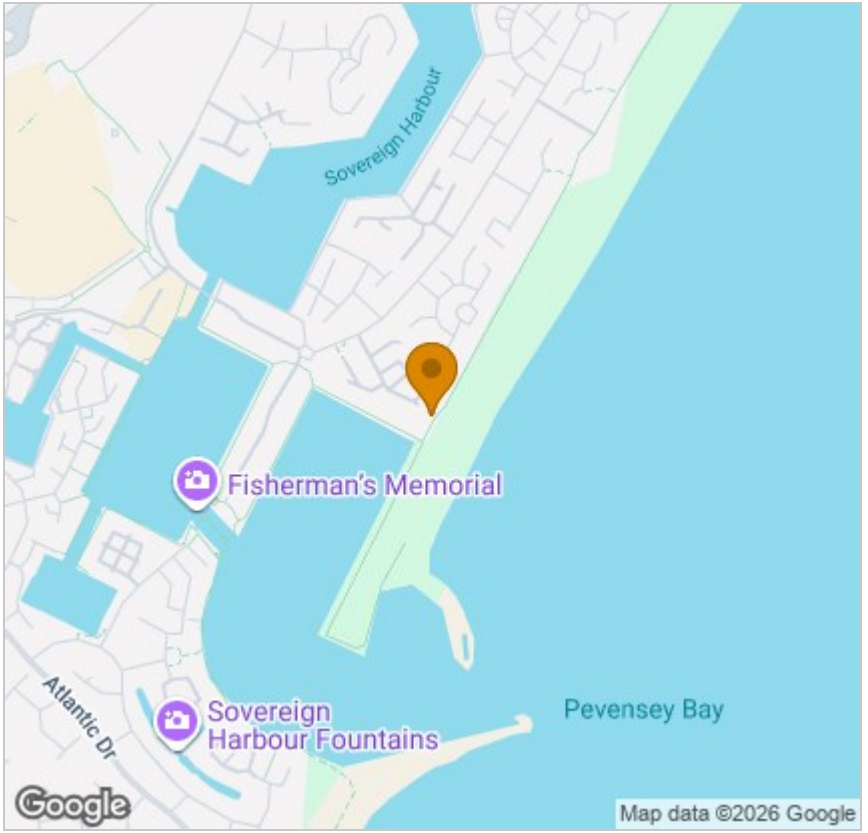
Outside
Outside, the apartment enjoys a setting that is difficult to beat. With the beach effectively becoming your garden, you can step outside and enjoy seafront walks, wander around the picturesque harbour and marina, or simply take in the boats and ever-changing coastal scenery. For added convenience, the property also benefits from its own allocated parking space within the secure gated underground car park.

Lease Information
We have been advised that there is approx 101 years remaining on the lease, service charge £2,718 per annum, ground rent is £100 per annum and harbour charges is £400.00 per annum. No dogs are allowed under the terms of the lease. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

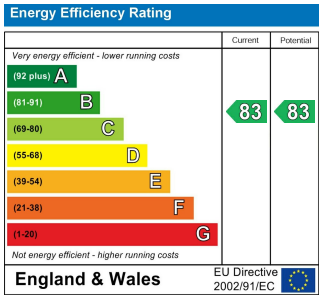
## Floor Plan




## Area Map




## Energy Efficiency Graph




## Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

7 Camden Road, Eastbourne, East Sussex, BN21 4SU
Tel: 01323 409205 Email: phil@philhallestateagents.co.uk philhallestateagents.co.uk