



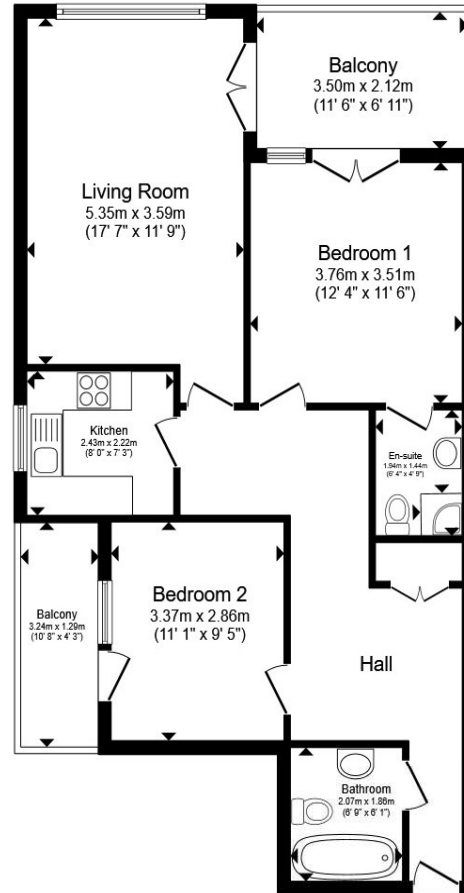
Pacific Heights North Golden Gate Way, Eastbourne BN23 5PT

welcome to

Pacific Heights North Golden Gate Way, Eastbourne

A beautifully presented two-bedroom second-floor apartment set within the sought-after North Harbour development, enjoying stunning marina and water views from two private balconies. Offering bright and spacious accommodation throughout, the property benefits from a generous lounge/dining room.





Second Floor

Total floor area 73.6 m² (792 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Communal Entrance Hall

Entrance Hall

Living Room/Dining Room

17' 7" x 11' 9" (5.36m x 3.58m)

Main Balcony

Kitchen

8' x 7' 3" (2.44m x 2.21m)

Bedroom One

12' 4" x 11' 6" (3.76m x 3.51m)

Ensuite Shower Room

Bedroom Two

11' 11" x 9' 5" (3.63m x 2.87m)

Side Balcony

Bathroom

Secure Underground Parking

Agent's Note

welcome to

Pacific Heights North Golden Gate Way, Eastbourne

- TWO BEDROOM SECOND FLOOR APARTMENT
- PRESTIGIOUS NORTH HARBOUR LOCATION
- STUNNING HARBOUR & MARINA VIEWS
- TWO PRIVATE BALCONIES
- SPACIOUS LIVING/DINING ROOM

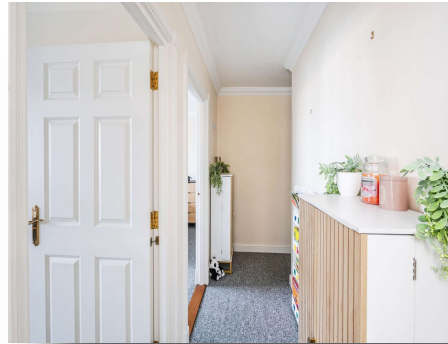
Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 2800.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2002.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over **£230,000**



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/LGL112055



Property Ref:
LGL112055 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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