

HUNT FRAME

ESTATE AGENTS



44 Palomar Court Midway Quay, Eastbourne, BN23 5DE

Price Guide £500,000



****GUIDE PRICE £500,000 - £550,000****. A **MAGNIFICANT PENTHOUSE APARTMENT** (with **VIRTUAL TOUR**) located within Eastbourne's Sovereign Harbour, enjoying wonderful direct harbour views. Impressive 38'10 lounge/dining room, main bedroom with en-suite and dressing room, two further bedrooms and family bathroom. Also benefitting from a **LARGE TERRACE** and allocated parking.

COUNCIL TAX BAND: G

LEASE 125 YEARS FROM 29 SEPTEMBER 2004



Sixth (top) floor, via lift. Front door to:

Entrance Hall

Further door to:

Lounge/Dining Room

38'10 x 21'4 narrowing to 12' (11.84m x 6.50m narrowing to 3.66m)

A most impressive room with vaulted ceiling and recessed spot lighting. TV and phone points. Two sets of floor to ceiling windows and doors leading on to the terrace and enjoying fabulous direct views over Sovereign Harbour, Eastbourne and The Downs beyond.

Kitchen

12 x 7'10 (3.66m x 2.39m)

Fitted in a range of wall and base mounted cupboards and drawers. Stone work surfaces with inset one and a half bowl sink. Built in oven, hob and extractor. Integrated washing machine and dishwasher. Space for fridge/freezer and dining table and chairs.

Inner hallway

Built in double cloaks cupboard.

Master Bedroom

13'7 x 12'2 (4.14m x 3.71m)

Built in double wardrobe, double glazed windows and door leading on to the terrace and providing direct harbour views.

En-Suite Bathroom

In a white suite comprising panelled bath with mixer tap and shower attachment, separate shower cubicle, low level wc and vanity was basin. Heated towel rail.

Dressing Room

With fitted shelving, drawers and hanging space.

Bedroom Two

14'2 x 9'4 (4.32m x 2.84m)

Built in double wardrobe, double glazed windows providing outstanding views.

Bedroom Three

13' x 9'4 (3.96m x 2.84m)

Double glazed window enjoying views over Sovereign Harbour.

Bathroom

In a white suite comprising panelled bath with mixer tap and shower attachment,

separate shower cubicle, low level wc and vanity was basin. Heated towel rail.

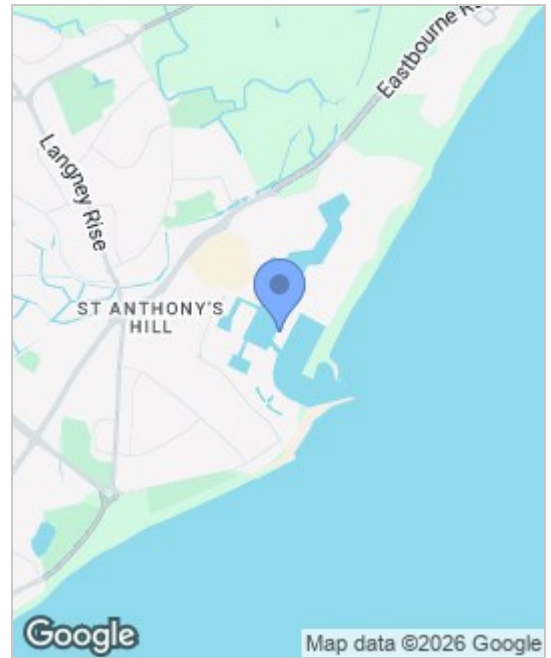
ONE ALLOCATED PARKING SPACE NUMBER MQ 246

LEASE: 125 YEARS FROM 29TH SEPTEMBER 2004

MAINTENANCE HALF YEARLY £3695.30 TBC

ANTI MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



44 Palomar Court
Approximate Gross Internal Area
1700 sq ft - 158 sq m



Not to Scale. Produced by The Plan Portal on behalf of Hunt Frame. For illustrative.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.