

# Macquarie Quay, Eastbourne

£195,000 Leasehold

1 Bedrooms | 1 Bathrooms | 1 Reception

**IVY GATE™**



## Summary:

Ivy Gate are delighted to offer to market this well presented third floor, one bedroom apartment boasting fantastic, uninterrupted sea views. This beautiful home features a spacious double bedroom and a modern, fully fitted kitchen that opens into a bright kitchen dining area, creating a sociable and practical layout. The exceptionally spacious lounge enjoys stunning coastal views and leads directly onto a private balcony, perfect for relaxing and taking in the scenery. The building benefits from a communal lift, allocated off street parking, and a video entry system. The property is neutrally decorated throughout and ready to move into straight away. Offered to the market with no onward chain, this apartment presents an ideal seaside home or an excellent investment opportunity.

**Stunning uninterrupted sea views**

**Spacious one-bedroom apartment**

**Modern fully fitted kitchen**

**Third floor apartment with communal lift access**

**Allocated off-street parking and secure video entry system**

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Tenure: Leasehold

Council Tax: C

Local Authority: Eastbourne Borough Council

EPC Rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.