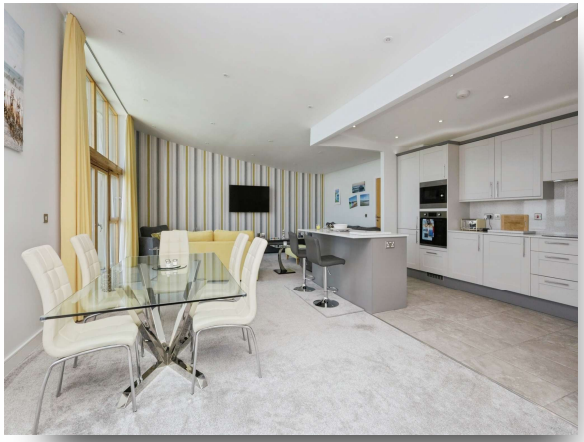
Centauri Court Midway Quay,Eastbourne BN23 5DA

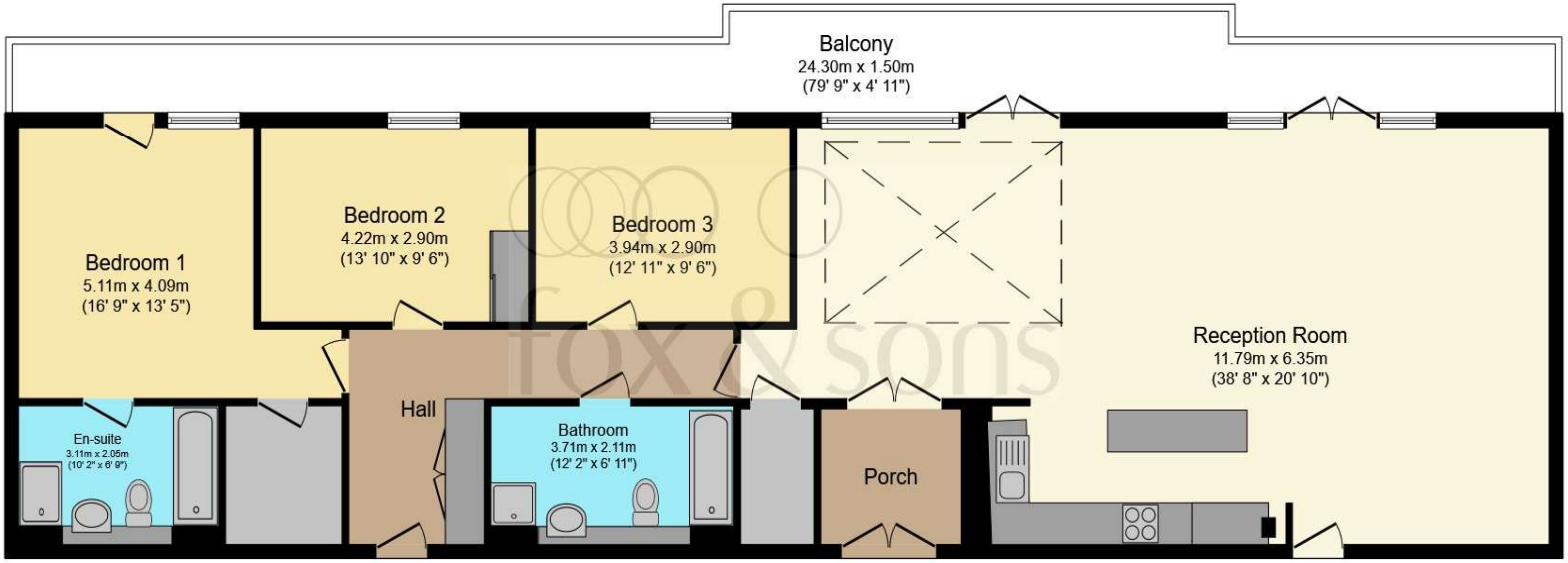
fox & sons

welcome to

Centauri Court Midway Quay, Eastbourne

** PENTHOUSE **This unique home boasts a full-length, south-facing private sun terrace, ideal for outdoor dining or relaxing while watching the boats drift by. The property's centrepiece is the impressive 38 ft open-plan living area with a dramatic vaulted ceiling, flooded with natural light.





Total floor area 157.0 m² (1,690 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.focalagent.com

Communal Entrance Hall

Entrance Vestibule

Inner Entrance Hall

Kitchen/ Living/ Dining Area
38' 8" x 20' 10" (11.79m x 6.35m)

Bedroom One
16' 9" x 13' 5" (5.11m x 4.09m)

Walk In Wardrobe

En-Suite

Bedroom Two
13' 10" x 9' 6" (4.22m x 2.90m)

Bedroom Three
12' 11" x 9' 6" (3.94m x 2.90m)

Bathroom

Sun Terrace

Agent's Note

welcome to

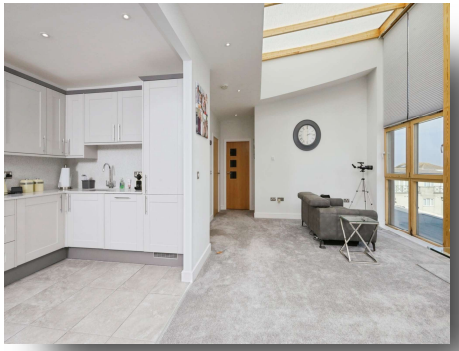
Centauri Court Midway Quay, Eastbourne

- - **IMPRESSIVE 38 FT OPEN-PLAN LIVING/DINING ROOM** WITH VAULTED CEILING
- **FULL-LENGTH SOUTH-FACING PRIVATE SUN TERRACE**
- **BREATHTAKING VIEWS OVER THE OUTER HARBOUR AND SEA**
- **TOP FLOOR PENTHOUSE POSITION**

Tenure: Leasehold EPC Rating: C
Council Tax Band: G Service Charge: 6067.28
Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£675,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/LGL111326

The Property Ombudsman

Property Ref:
LGL111326 - 0007

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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