



TOWN FLATS



☎ 01323 416600

Leasehold

Guide Price

£190,000 - £210,000



2 Bedroom



1 Reception



1 Bathroom



26 Martinique Way, Eastbourne, BN23 5TH

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Situated on the fourth (top) floor in Eastbourne, this well presented two bedroom apartment offers a quiet, professional living environment with stunning harbour & sea views. Recently redecorated throughout, the property features a bright lounge/dining room overlooking the water feature, a modern galley kitchen with integrated appliances and new boiler (under guarantee) and a fully tiled bathroom/WC. Both bedrooms are generously sized with ample storage, while additional benefits include a loft space, LED lighting, fast fibre broadband and an EPC rating of C with low energy costs. Perfectly positioned within walking distance of shops, cafés restaurants and local amenities, the property also benefits from secure allocated parking. A rare highlight is the inclusion of a private 4 metre harbour berth, offering excellent lifestyle appeal or potential rental income. Ideal for professionals, small families or investors alike, this move in ready home combines modern convenience with waterside living in one of Eastbourne's most desirable harbour locations.



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Eastbourne, BN23 5TH

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Main Features

- Spacious Harbour Apartment
Enjoying Views Towards The
Harbour & Sea
- Rare Private 4-Metre Berth
Included
- Bright & Spacious
Lounge/Dining Room
Overlooking A The
Picturesque Water Feature
- Recently Redecorated
Throughout
- Contemporary Galley Kitchen
With Integrated Appliances
- 2 Generous Double
Bedrooms With Ample
Storage
- Fully Tiled Bathroom/WC
- Fast Fibre Broadband &
Energy-Efficient LED
Lighting Throughout
- Secure Allocated Parking
Space
- Prime Location Close To
Shops, Cafés, Restaurants &
Good Local Schools

Entrance

Communal entrance with security entry phone system. Stairs and lift to fourth (top) floor private entrance door to -

Hallway

Radiator. Entryphone handset. Inset spotlights. Built-in cupboard. Airing cupboard housing hot water cylinder. Wood effect flooring.

Lounge/Dining Room

15'7 x 15'0 (4.75m x 4.57m)

Radiator. Coved ceiling. Inset spotlights. Serving hatch. Double glazed windows with views over the water feature.

Fitted Kitchen

10'4 x 8'3 (3.15m x 2.51m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset gas hob and double oven with stainless steel splash back. Extractor cooker hood. Integrated fridge/freezer, washing machine and dishwasher. Part tiled walls. Cupboard housing gas boiler. Serving hatch.

Bedroom 1

11'9 x 10'0 (3.58m x 3.05m)

Radiator. Coved ceiling. Inset spotlights. Double glazed window with wonderful views of the sea and inner harbour.

Bedroom 2

10'4 x 9'1 (3.15m x 2.77m)

Radiator. Fitted wardrobe. Skylight.

Bathroom/WC

Suite comprising panelled bath with chrome mixer tap and shower attachment. Low level WC. Pedestal wash hand basin with mixer tap. Shaver point. Heated towel rail. Inset spotlights. Extractor fan.

Parking

The flat has a secure undercroft parking space.

Other Details

The flat also comes with a private berth (SX40) in the harbour measuring 4m and offering income potential with the option to rent it out.

EPC = C

Council Tax Band = D

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: £209.07 per annum

Maintenance: £2844 per annum

Harbour Charge: £345 per annum

Sea Defence Charge: £401.32 per annum

Berth: £950 per annum

Lease: 125 years from 2002

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.