

HUNT FRAME

ESTATE AGENTS



46 Fiador Court Midway Quay, Eastbourne, BN23 5DG

£275,000



OUTSTANDING, FAR REACHING WESTERLY VIEWS OVER THE HARBOUR TO THE DISTANT SOUTH DOWNS are afforded from this spacious sixth floor apartment. Comprising TWO DOUBLE BEDROOMS, one with an en-suite shower room, open plan living room/kitchen (with integrated appliances), sun balcony, bathroom and allocated parking, viewing is highly recommended. Situated within easy walking distance of The Waterfront bars and restaurants and shopping at The Crumbles.



COMMUNAL ENTRANCE HALL

Stairs and lift to sixth floor.

HALLWAY

Entryphone, electric heater, airing cupboard.

OPEN PLAN LIVING ROOM/KITCHEN

KITCHEN: Fitted with a range of wall and base mounted units with worksurfaces incorporating breakfast bar and stainless steel sink with mixer tap. Fitted electric oven and hob with splash-back and extractor, integrated fridge/freezer, dish washer and washer/dryer. Tiled flooring.

LIVING ROOM: Television point, electric heater, double glazed windows and door to balcony.

BALCONY

FAR REACHING WESTERLY VIEWS OVER THE HARBOUR TO THE SOUTH DOWNS.

BEDROOM 1

Double glazed window with views over the harbour, electric heater, fitted three door wardrobe, television point.

EN-SUITE

Suite comprising shower enclosure, hand basin and low level wc with concealed cistern. Shaver point, extractor fan.

BEDROOM 2

Double glazes window with views over the harbour, electric heater.

BATHROOM

Fitted with a suite comprising panelled bath with shower attachment, hand basin and low level wc with concealed cistern. Extractor fan.

PARKING SPACE

Number 94, under the building.

AGENTS NOTE

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. Coadjute will send a secure link for you to complete the

biometric checks electronically. A fee of £45+ VAT per person will apply for these checks. These anti-money laundering checks must be completed before we can commence marketing or issue a sales memo. Please contact the office if you have any questions in relation to this.

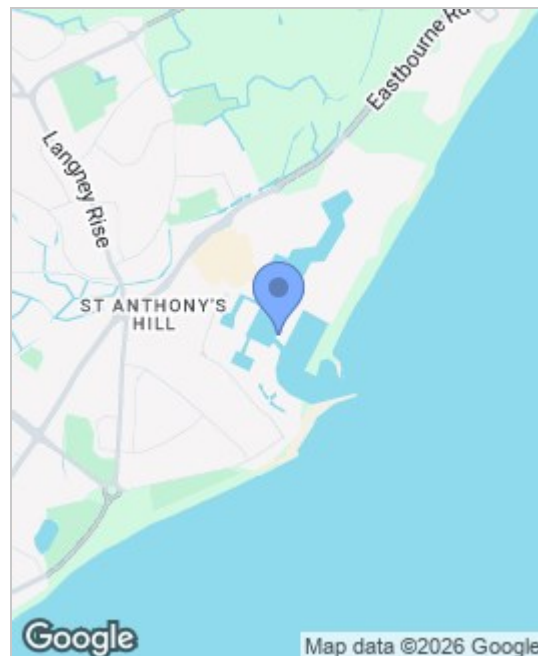
Tenure and outgoings

Leasehold approximately 103 years remaining (TBC)

Ground rent £50 per annum (TBC)

Maintenance £1544 twice yearly (TBC)

Council Tax Band D



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		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	
		78	84				

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