



Flat 2, Chatham Court, 28 Chatham Green

Eastbourne

Guide Price £375,000



Flat 2

Chatham Court, Eastbourne

Price Range £375,000 to £410,000 Situated in the highly sought-after North Harbour, this rare three-bedroom duplex apartment offers a superb combination of space, versatility, and marina-side living.

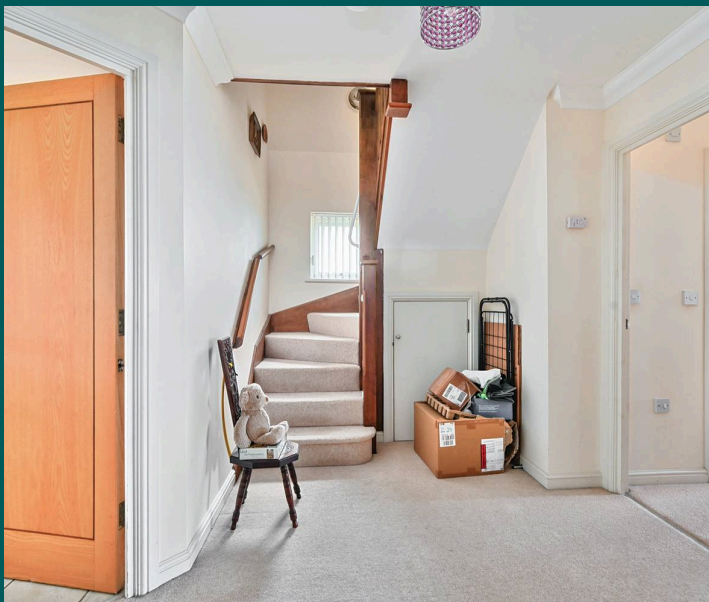
Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Rare and spacious three-bedroom duplex apartment in North Harbour, Eastbourne
- Private entrance leading to a welcoming hallway and first-floor landing
- Stylish fitted kitchen with island and integrated appliances
- Two bedrooms with en-suite bathrooms, including principal bedroom with walk-in shower
- Bright 22ft living/dining room opening onto a south-facing balcony
- Large storage room on second floor ideal for home office or additional space
- Two allocated parking spaces, including secure underground parking



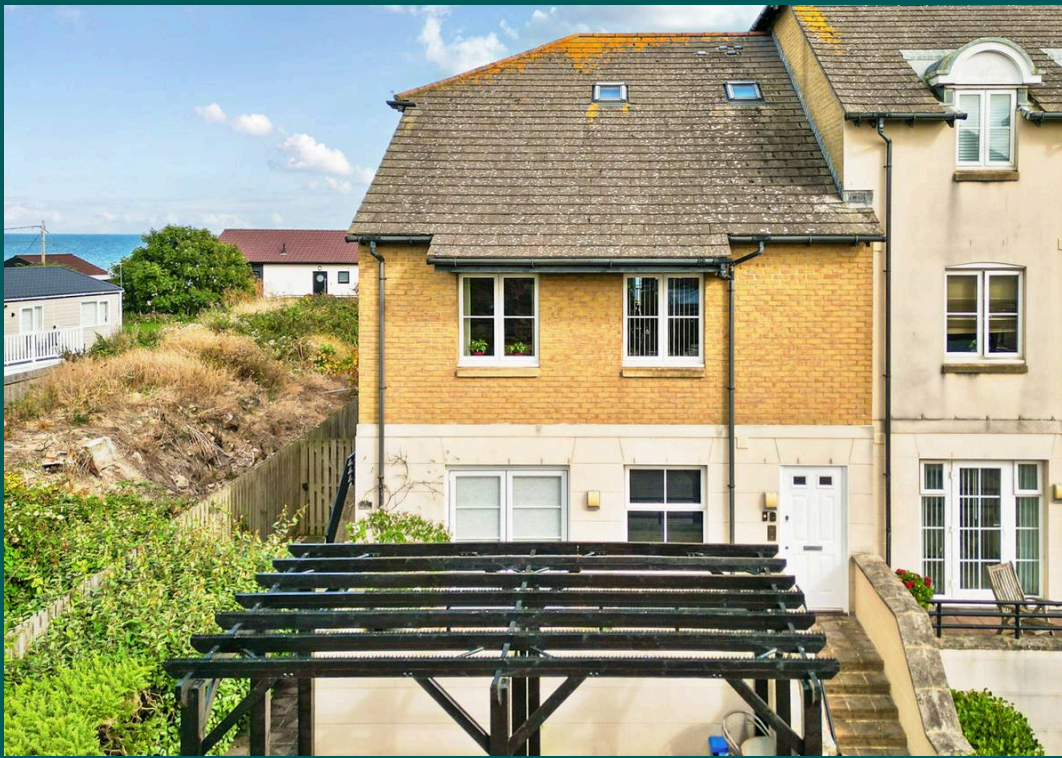
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Situated in the highly sought-after North Harbour of Eastbourne, this rare three-bedroom duplex apartment offers a superb combination of space, versatility, and marina-side living. Enjoying its own private entrance, the property opens into a welcoming hallway with stairs rising to the first-floor landing, where a convenient W/C is located. This level also features the third bedroom, complete with a built-in storage cupboard, and a stylish fitted kitchen boasting matching wall and base units, an island for additional workspace, and a range of integrated appliances. The second bedroom benefits from an en-suite shower room and patio doors opening onto a south-facing balcony. The impressive 22ft living/dining room also offers direct access to the balcony, creating an ideal setting. From the first-floor landing, a further staircase leads to the second floor, which is dedicated to the generous principal bedroom. This room features built-in wardrobes and a luxurious en-suite bathroom with a walk-in shower. Also on this floor is an exceptionally large storage room, offering excellent potential for use as a home office or hobby space. Additional benefits include gas central heating and two allocated parking spaces, one secure and underground, providing both convenience and peace of mind. With its rare layout, private entrance, and sought-after location close to the harbour's vibrant restaurants, cafés, and scenic walks, this exceptional duplex apartment presents a unique opportunity to enjoy spacious coastal living in one of Eastbourne's most desirable areas.

AGENT NOTE

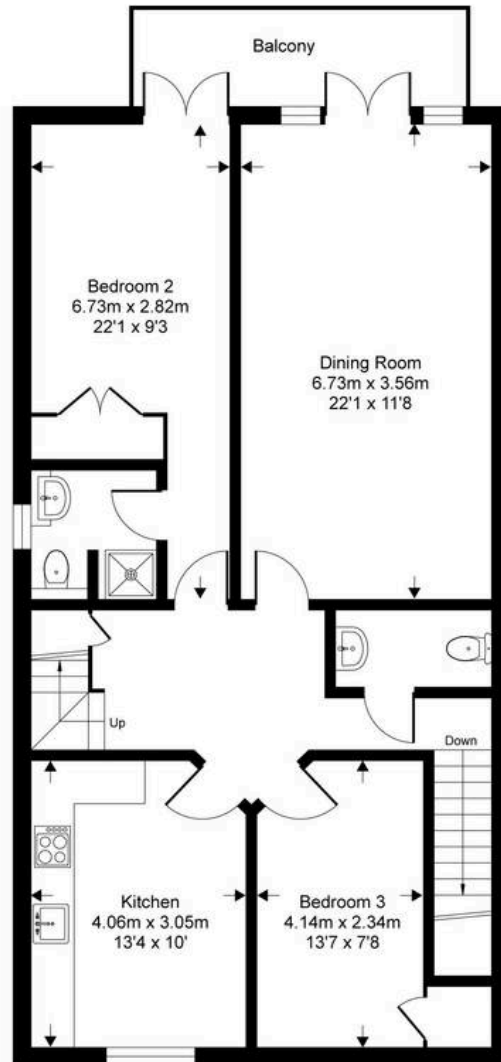
This property is subject to a Harbour Charge. Further details are available upon request



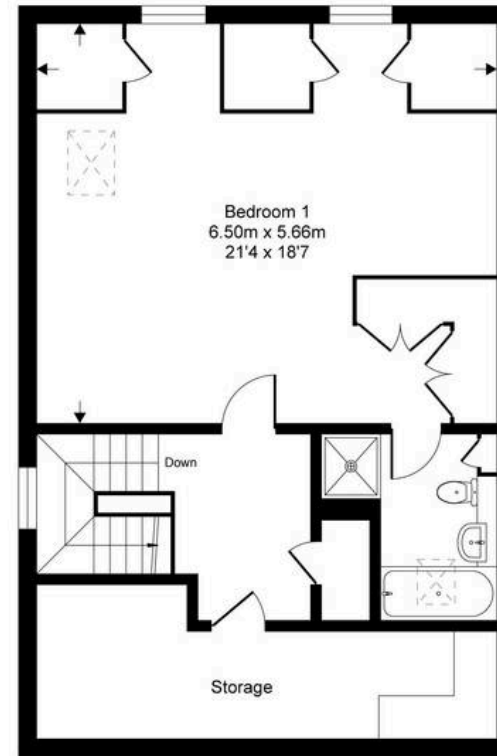


Chatham Green Eastbourne, BN23

Approximate Gross Internal Area = 151.5 sq m / 1631 sq ft



First Floor



Second Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



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