



Pacific Heights South Golden Gate Way, Eastbourne BN23 5PU

welcome to

Pacific Heights South Golden Gate Way, Eastbourne

**** GUIDE PRICE ** £200,000 - £220,000**** Fox & Sons are delighted to present this beautifully appointed two double bedroom apartment situated in a prime waterfront position within the popular Sovereign Harbour North. The development is ideally located for access to the Waterfront retail area.





Entrance Hall

Lounge

15' 5" x 11' 10" (4.70m x 3.61m)

Balcony

Kitchen

9' 10" x 7' 10" (3.00m x 2.39m)

Bedroom One

13' x 11' 4" (3.96m x 3.45m)

En-Suite

8' 3" x 3' 3" (2.51m x 0.99m)

Bedroom Two

11' 1" x 9' 4" (3.38m x 2.84m)

Bathroom

8' 1" x 4' 8" (2.46m x 1.42m)

Allocated Parking

Total floor area 70.1 m² (754 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

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- ** GUIDE PRICE ** £200,000 - £220,000** FIRST FLOOR
TWO BEDROOM APARTMENT
- SPACIOUS LOUNGE/DINING AREA
- MODERN FITTED KITCHEN
- TWO DOUBLE BEDROOMS WITH FITTED STORAGE
- EN-SUITE TO MASTER BEDROOM

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: 150.00

guide price

£200,000 - £220,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/LGL111409



Property Ref:

LGL111409 - 0005

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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