



**HOME + CASTLE**  
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VIEWING HIGHLY  
RECOMMENDED



**new**  
instruction



## Christchurch Place, Eastbourne, BN23

Leasehold | Apartment | 3 Bedrooms

THREE DOUBLE BEDROOM, DUPLEX PENTHOUSE SET WITHIN THE PRIVATE HENLEY PARK DEVELOPMENT, NORTH HARBOUR. Features include semi open plan lounge, dining and kitchen with integrated appliances, 3 DOUBLE BEDROOMS with EN-SUITE BATHROOM to the master suite. The property is presented in excellent condition throughout and has wonderful views. Private resident's gardens and parking. Pets allowed with prior consent and available with no onward chain.

**FOR SALE**  
**LEASEHOLD**  
**£375,000**

### Approach

The property is entered via the communal entrance with stairs to the 2nd floor, leading to the front door of the apartment.

### Entrance Hall

The entrance hall leads to all rooms and provides access to the main bedroom with en-suite. The floors are carpeted and there are 2 large storage cupboards, one of which houses the Worcester boiler. Radiator encased in cover, door entry system. Neutral décor throughout. LED down lights, power points and coved ceiling.

### Lounge 19'1" x 12'8" (5.83 x 3.88)

A bright and spacious triple aspect room with views to the Harbour which is open plan to the dining and kitchen area. The room is carpeted, feature marble fireplace with inset electric flame effect fire. 2 radiators, wall mounted heating thermostat, LED down lights, power points, coved ceiling. Opening to dining room. Door to balcony.

### Balcony

The balcony can be accessed via the lounge and bedroom two. An ideal seating area with views towards the Harbour.

### Kitchen Dining Room 21'11" max x 10'8" (6.7 max x 3.26)

A wide range of base wall and drawer units with fitted work surfaces. Neff eye level oven, grill and microwave. Neff four ring gas hob with stainless steel splash back and cooker hood. Integrated fridge freezer, washing machine and dishwasher. 1 1/2 sink with mono block tap. Double glazed window with views towards the South Downs.

### Bedroom Two 13'4" x 10'4" (4.08 x 3.16)

This room is positioned to the rear of the property. Double glazed windows with views towards the harbour. Carpeted. Built in wardrobes with mirrored sliding doors. Coved ceiling, power points, LED Down lights and phone point.

### Bedroom Three/Study 9'8" x 9'4" (2.97 x 2.87)

Bespoke fitted office suite with a range of cupboards and shelving. The desk area also turns in to a double bed easily by pulling it down and the desk rotates underneath. Fitted wardrobes with mirrored sliding doors, coved ceiling LED downlights and power points. Radiator and door to the balcony. Carpeted.

### Family Shower room

Walk-in shower cubicle with fitted shower attachment and glass screen. Pedestal hand basin with mixer tap. WC, wall mounted mirrored cabinet with light, shaver point, part tiled walls, extractor fan, fitted heated towel rail and vinyl flooring.

### Stairs to upper floor

Stairs rises to the top floor. Carpeted. LED downlights, coved ceiling and storage cupboard with additional shelving. Fitted smoke alarm and radiator. Built-in wardrobe at the entrance to the main bedroom.

### Main Bedroom with En-suite 18'8" x 12'0" (5.71 x 3.66)

Triple aspect room with double glazed windows providing wonderful views towards the South Downs. Built-in wardrobes with mirrored sliding doors. Radiators, coved ceiling LED lights and power points.

### En-suite Bathroom

A modern fitted suite comprising panelled bath with attached mixer shower, hand basin set in vanity unit with cupboards above providing shaver point and mirror. WC, heated towel rail, vinyl flooring, skylight, coved ceiling part tiled walls.

### Externally

The property comes with a garage and access onto the beautiful landscaped communal gardens. The outdoor space has views onto the inner harbour.

### Additional Information

Council Tax Band - E

EPC Rating: C

Maintenance charges:

Service charge for 2025: £1,901.18

Reserve fund contributions for 2025: £944.90

Sea defense & harbour charge for 2025: £ 345.60

No ground rent payable.

Lease details: 1089 years from 1st May 2003

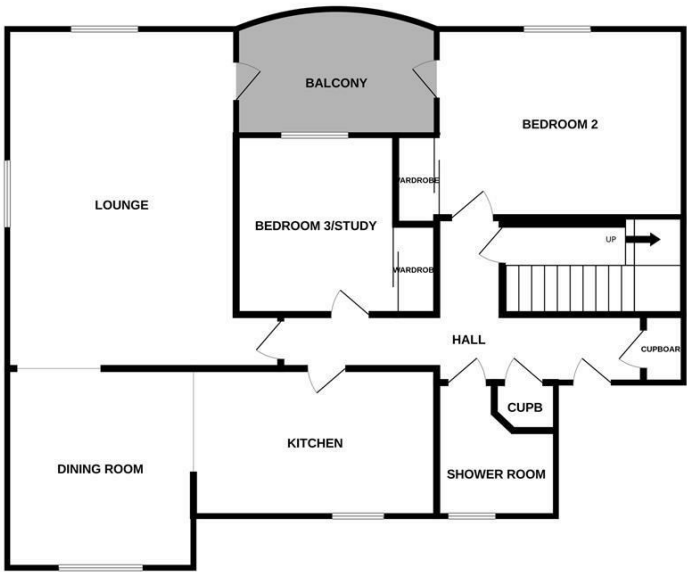
Pets: One cat or dog are permitted under terms of the lease. Any more than this would require consent of the Management Company.

NB. Please be advised that the property portals are incorrectly displaying a previous sold price on this property. We have paperwork showing the correct sale price of £400,000 in 2022, should any prospective buyer wish to view it.

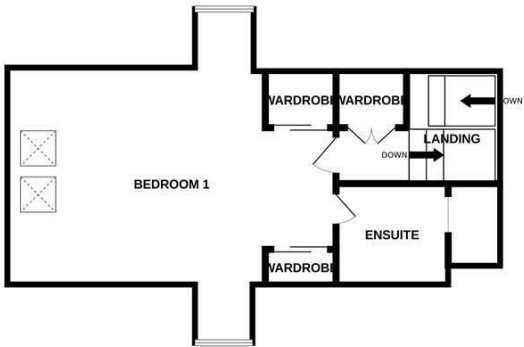
All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

Floor Plan

GROUND FLOOR  
941 sq.ft. (87.5 sq.m.) approx.

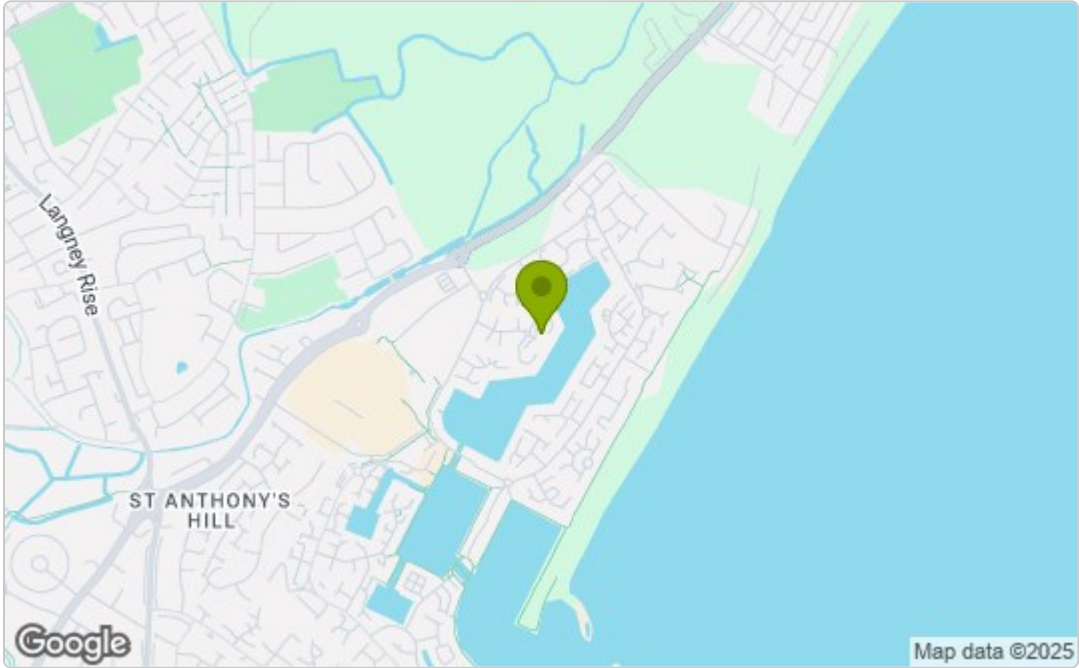


1ST FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



3 DOUBLE BEDROOM DUPLEX APARTMENT  
TOTAL FLOOR AREA : 1292 sq.ft. (120.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



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.

Energy Efficiency Graph

