

**RUSH  
WITT &  
WILSON**



**Harbour Club Apartments, 1 Harbour Quay, Eastbourne, East Sussex BN23 5QG  
£1,450 Per Month**

Rush Witt & Wilson are delighted to offer this two bedroom well presented apartment boasting stunning HARBOUR VIEWS along with a BALCONY accessed via the reception room and bedroom also overlooking the south harbour. Situated in Sovereign Harbour this superb second floor apartment is within easy reach of the amenities including restaurants and bars and within a short walk of the beach. An allocated underground parking space with a LIFT to all floors ensures convenience for the occupier whilst a nearby Harbour car park is available for visitors. EPC rating: B

Internally the accommodation comprises of a large entrance hallway with storage, an open plan reception room with harbour views leading out to the balcony and an open plan kitchen equipped with integrated appliances to include a cooker, hob, washing machine and fridge freezer. Further along the hallway is a family bathroom and two double bedrooms, the master boasting access to the balcony and its own ensuite bathroom with large walk in shower. Underfloor heating throughout the apartment allows each room to be separately zoned for your comfort. Terms: £1450 deposit, 1st months rent in advance. In order to proceed with an application a holding deposit equivalent to one weeks rent will be required to hold the property whilst references are being obtained. This will be taken off of your first months rent on move in upon successful completion of the referencing process. Please contact a member of staff for further

details. For more information or to book a viewing, please call (01424) 430011. We are members of The Property Redress Scheme and CMP (client money protect scheme CMP002697)

### **Entrance hallway**

### **Reception room**

6'6" x 15'7" (2.00 x 4.76)

Open plan lounge/diner

### **Kitchen**

10'0" x 8'9" (3.07 x 2.69)

### **Bathroom**

6'1" x 8'1" (1.87 x 2.48)

### **Bedroom**

1.92 x 2.98

### **En-suite**

6'1" x 9'9" (1.87 x 2.98)

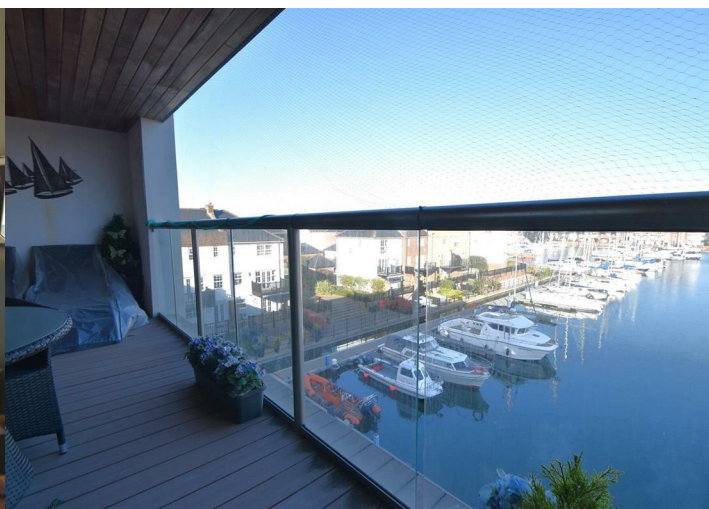
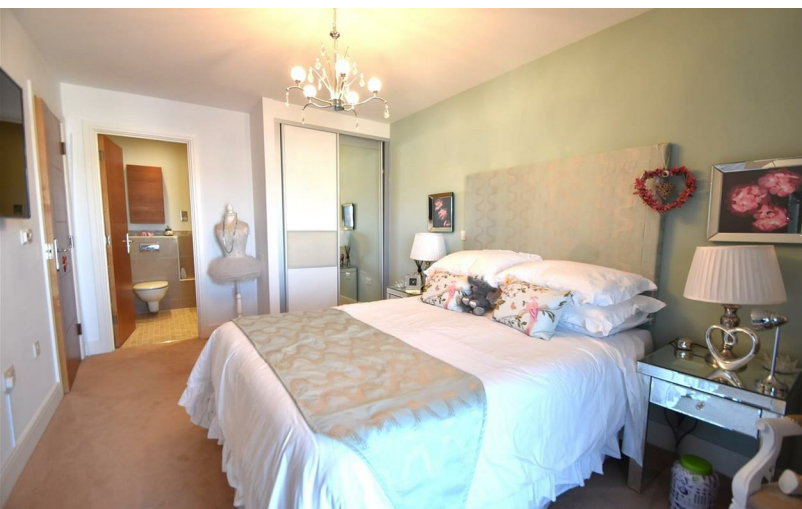
### **Bedroom**

12'2" x 8'1" (3.72 x 2.48)

### **Balcony**

### **Agents note**

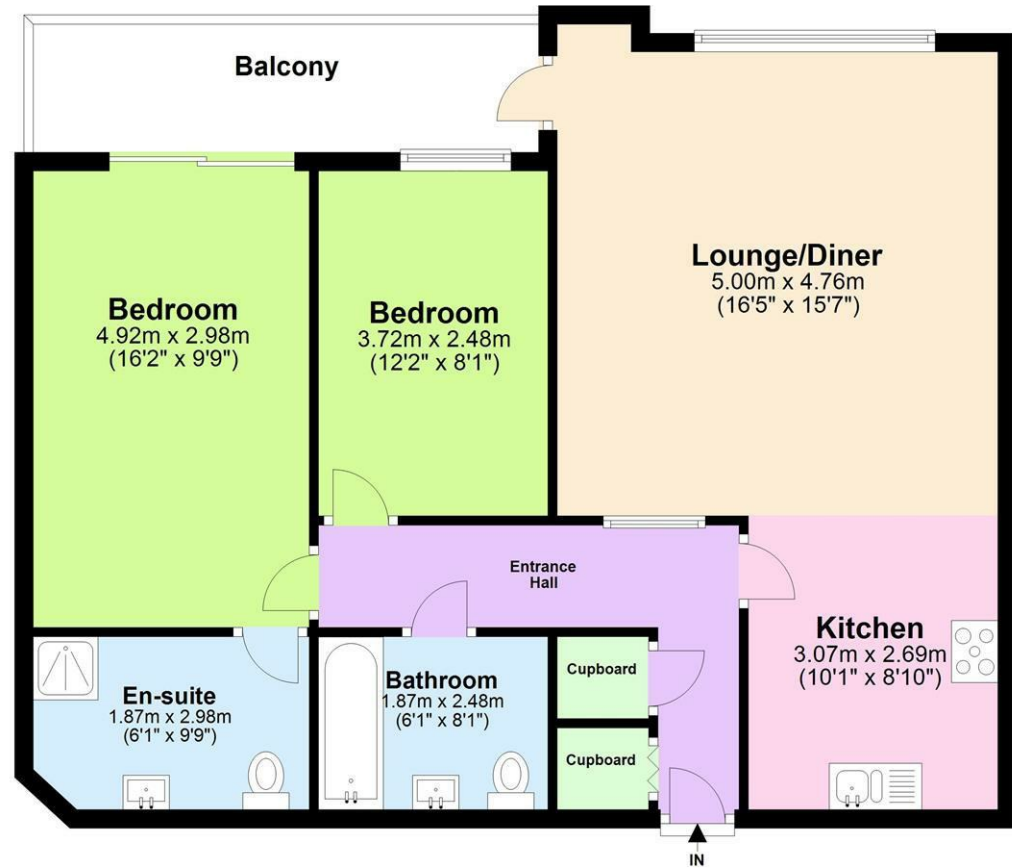
These particulars are produced in good faith, but are intended to be a general guide only. It should also be noted that any measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these particulars have been tested unless required. Further information on broadband and mobile coverage and speeds can be found at [Ofcom.org.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/](http://Ofcom.org.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/) According to the [gov.uk](http://gov.uk) website the property is located in an area at low risk of flooding currently but with a high risk of flooding between 2036 - 2069. Please note that the flood risk is based on the postcode but the apartment is on the second floor of the building. Please note additional safety measures such as additional smoke alarms have been fitted within the apartment to comply with block safety requirements whilst the external cladding of the building is waiting to be replaced. Scaffolding will be required at the point in which this is replaced, a definite date is not yet known.





## Second Floor

Approx. 77.9 sq. metres (838.6 sq. feet)



Total area: approx. 77.9 sq. metres (838.6 sq. feet)

