



TOWN FLATS



01323 416600

Leasehold

Guide Price

£220,000 - £235,000



2 Bedroom



1 Reception



2 Bathroom



34 Pacific Heights North, 17 Golden Gate Way, Eastbourne, BN23 5PT

GUIDE PRICE £220,000 TO £240,000

Set within a sought after development, this stylish apartment at Pacific Heights North offers contemporary living finished to a high standard throughout. The property features a spacious open-plan living and dining room, designed to maximise light and flow, with direct access to a West facing balcony, perfect for enjoying afternoon and evening sun. The modern fitted kitchen complements the living space, offering sleek cabinetry and ample worktop space for everyday living and entertaining.

Accommodation includes a generous master bedroom with a private en-suite, a double sized second bedroom and a separate modern bathroom, all finished with clean, contemporary lines. Further benefits include a secure, gated parking space located below the building, adding both convenience and peace of mind. This impressive apartment combines modern design, a practical living space and an excellent position, making it ideal for professionals, couples or investors alike. Being sold CHAIN FREE an internal inspection comes highly recommended.

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**34 Pacific Heights North,
17 Golden Gate Way,
Eastbourne, BN23 5PT**

**Guide Price
£220,000 - £235,000**

Main Features

- Beautifully Presented

Harbour Apartment

- 2 Bedrooms

- Second Floor

- Lounge/Dining Room

Leading To Westerly Facing

Sun Balcony

- Fitted Kitchen

- Modern Bathroom/WC

- En-Suite Shower Room/WC

- Double Glazing

- Allocated Parking Space

- CHAIN FREE

Entrance

Communal entrance with security entry phone system. Stairs and lift to second floor private entrance door to -

Hallway

Electric radiator. Cupboard housing hot water cylinder.

Lounge/Dining Room

18'5 x 11'8 (5.61m x 3.56m)

Electric radiator. Electric fireplace. Space for dining table & chairs. Laminate flooring. Double glazed window and French doors to -

Sun Balcony

Westerly facing with views over the harbour and towards the South Downs.

Fitted Kitchen

9'9 x 7'2 (2.97m x 2.18m)

Modern range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset 4 ring electric Bosch hob and oven below. Extractor cooker hood. Integrated fridge/freezer, dishwasher and washer/dryer. Tiled surround. Electric radiator. Vinyl flooring. Double glazed window to front aspect.

Bedroom 1

12'5 x 10'9 (3.78m x 3.28m)

Electric radiator. Built-in wardrobe. Double glazed window and French doors to Juliette balcony. Door to -

En-Suite Shower Room/WC

Suite comprising shower cubicle. Wall mounted wash hand basin. Low level WC. Heated towel rail. Extractor fan. Vinyl flooring.

Bedroom 2

12'2 x 8'0 (3.71m x 2.44m)

Electric radiator. Double glazed window to front aspect.

Modern Bathroom/WC

Suite comprising panelled bath with wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Heated towel rail.

Parking

Allocated parking space (No. 34) and visitors parking bays close by.

EPC = C

Council Tax Band = D

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: £150 per annum

Maintenance: £1432 paid half yearly which includes building insurance

Lease: 125 years from 2003. We have been advised of the lease term, we have not seen the lease

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.