



# TOWN FLATS



📞 01323 416600

Leasehold

## Guide Price

## £215,000 - £225,000



2 Bedroom



1 Reception



2 Bathroom



### 122 Macquarie Quay, Eastbourne, BN23 5AW

\*\*\*GUIDE PRICE £215,000 - £225,000\*\*\*

Stylish two bedroom harbour apartment with water views, boasting a spacious design with a sizeable kitchen diner. Enjoy harbour views from the private terrace which seamlessly connects to a communal roof terrace. Further benefits include an en-suite to the principle bedroom, an allocated undercroft gated parking space and also being sold with no onward chain!



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Eastbourne, BN23 5AW

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## Main Features

- Extremely Well Presented Harbour Apartment With Stunning Outer Harbour Views
- First Floor
- 2 Bedrooms
- Lounge
- Private Terrace
- Spacious Kitchen/Diner
- En-Suite Shower Room/WC
- Modern Bathroom/WC
- Undercroft Parking Space
- CHAIN FREE

## Entrance Communal

Stairs and lift to first floor.

## Entrance Hallway

Radiator. Video entry. Two storage cupboards plus airing cupboard.

## Lounge

12'6 x 10'6 (3.81m x 3.20m)

Radiator. Double glazed patio doors.

## Kitchen/Diner

19'1 x 8'11 (5.82m x 2.72m)

Wall and base units. Worktops. Gas hob. Electric oven. Extractor cooker hood.

Washing machine (not integral but included). One and a half bowl sink unit.

Integral fridge freezer and dishwasher. Radiator. Double glazed windows to front aspect.

## Bedroom 1

15'1 x 8'11 (4.60m x 2.72m)

Radiator. Built in wardrobe. Double glazed window to rear aspect.

## En-Suite Shower Room/WC

Shower cubicle. Low level WC. Wash hand basin. Heated towel rail. Extractor fan.

## Bedroom 2

9'7 x 9'4 (2.92m x 2.84m)

Radiator. Double glazed window to front aspect.

## Bathroom/WC

Bath with shower attachment. Low level WC. Wash hand basin. Heated towel rail. Extractor fan.

## Parking

Allocated undercroft parking space.

## Agents Note:

There is a harbour charge of approximately £340 per annum.

EPC = B

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: £100 per annum.**

**Maintenance: £2922 per annum.**

**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.