

15 Christchurch Place,  
Eastbourne, BN23 5AP

Leasehold

£375,000



3 Bedroom 2 Reception 2 Bathroom



TOWN FLATS

[www.town-property.com](http://www.town-property.com) [info@townflats.com](mailto:info@townflats.com)

01323 416600

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.



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Set within the prestigious and highly sought after Henley Park development at North Harbour, this exceptional three bedroom duplex penthouse apartment offers a rare opportunity to enjoy luxury coastal living in an exclusive private estate. Beautifully presented throughout, the property features a spacious semi open plan lounge, dining and kitchen area with integrated Neff appliances, double glazing and gas central heating. Expansive windows flood the interior with natural light, showcasing captivating views across the harbour and towards the South Downs, while refined finishes create a sense of modern elegance and tranquillity. The principal bedroom suite benefits from a triple aspect, stylish en-suite bathroom with two further generous double bedrooms completing the accommodation. Residents enjoy access to immaculately maintained private gardens, along with allocated parking and a private garage. Offered CHAIN FREE, this distinguished home perfectly combines sophistication, comfort, and exclusivity. Pets are welcome with consent, adding to the appeal of this rare and desirable coastal residence.

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Main Features

- CHAIN FREE - Exclusive  
Henley Park
- Beautifully Presented 3  
Bedroom Duplex Penthouse  
Apartment
- Spacious Lounge Leading To  
Sun Balcony With Views  
Towards The Harbour
- Fitted Kitchen With  
Integrated Appliances
- Dining Room Area
- En-Suite Bath & Shower  
Room/WC To Triple Aspect  
Master Bedroom
- Double Glazing
- Gas Central Heating
- Private Lawned &  
Landscaped Communal  
Garden
- Garage

Entrance  
Communal entrance with video security entry phone system. Stairs to second floor private entrance door to -

Hallway  
Radiator. Airing cupboard. Further cupboard.

Lounge  
19'1 x 12'8 (5.82m x 3.86m)  
Radiator. Electric fireplace. Double glazed windows to side and rear aspects. Double glazed door to -

Sun Balcony  
With space for a table & chairs and roof top views towards the inner harbour.

Fitted Kitchen/Dining Room  
21'11 x 10'8 (6.68m x 3.25m )  
Radiator. Double glazed window to front aspect.

Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset gas hob with extractor cooker hood above. Eye level electric oven. Integrated fridge/freezer, dishwasher and washing machine. Double glazed window to front aspect.

Bedroom 2  
13'4 x 10'4 (4.06m x 3.15m)  
Radiator. Built-in wardrobe. Double glazed window to rear aspect. Double glazed door to sun balcony.

Bedroom 3  
9'8 x 9'4 (2.95m x 2.84m )  
Radiator. Fitted & built-in wardrobe. Double glazed window to rear aspect.

Modern Shower Room/WC  
Suite comprising shower cubicle. Low level WC. Wash hand basin. Extractor fan. Shaver point. Heated towel rail. Double glazed window to front aspect.

Stairs To Landing & Master Bedroom  
Built-in storage under stairs and built-in storage at the top of the stairs.

Triple Aspect Master Bedroom  
18'8 x 12'0 (5.69m x 3.66m )  
Radiator. Built-in wardrobe. Double glazed windows to front, side & rear aspects. Door to -

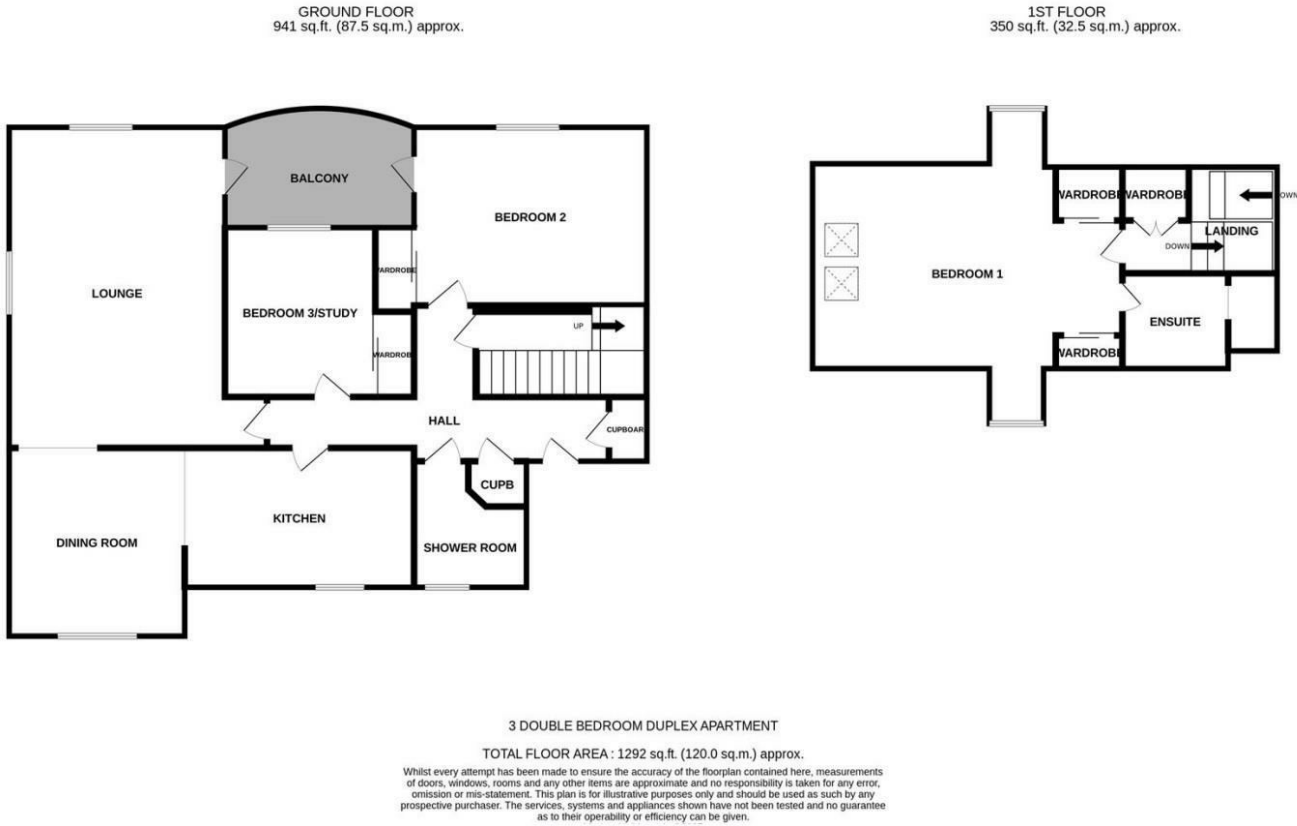
En-Suite Bath & Shower Room/WC  
Suite comprising panelled bath. Shower cubicle. Low level WC. Wash hand basin. Extractor fan. Shaver point. Heated towel rail. Double glazed window to front aspect.

Outside  
Communal gardens which are lawned and landscaped.

Garage  
With up & over door.

EPC = C

Council Tax Band = E



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: Zero**  
**Maintenance: £1901.18 per annum**  
**Harbour Charge: £345.60 per annum**  
**Lease: 1089 years from 2023. We have been advised of the lease term, we have not seen the lease**

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