



TOWN FLATS



01323 416600

Leasehold

Guide Price

£160,000 - £170,000



1 Bedroom



1 Reception



1 Bathroom



49 Pacific Heights South, 16 Golden Gate Way, Eastbourne, BN23 5PU

*** GUIDE PRICE £160,000 to £170,000***

A well presented one bedroom purpose built flat situated on the fourth floor, offering bright and airy accommodation throughout. The property features a modern open plan lounge and kitchen, neutrally decorated to create a light, contemporary feel. Both the lounge and bedroom provide access to a private balcony with attractive Harbour views, perfect for enjoying the coastal setting. Ideally located in North Harbour close to the sea, this chain free apartment also benefits from an under croft allocated parking space. An excellent opportunity for first-time buyers, investors or those seeking a home in a sought after waterside location.



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16 Golden Gate Way,
Eastbourne, BN23 5PU

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Main Features

- Beautifully Presented Harbour Apartment With Waterside Views
- 1 Bedroom
- Fourth Floor
- Open Plan Kitchen/Lounge
- Bathroom/WC
- Sun Balcony
- Double Glazing & Electric Heating
- Undercroft Allocated Parking Space
- CHAIN FREE

Entrance

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

Hallway

Electric radiator. Entryphone handset. Cupboard.

Open Plan Lounge/Fitted Kitchen

16'8 x 11'7 (5.08m x 3.53m)

2 Radiators. Double glazed window and French Doors to sun balcony.

Kitchen Area: Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset electric hob and oven under. Extractor cooker hood. Undercounter fridge and washing machine. (Both included). Inset spotlights.

Sun Balcony

7'9 x 7'2 (2.36m x 2.18m)

With stunning views over the harbour.

Bedroom

12'5 x 10'6 (3.78m x 3.20m)

Electric radiator. Double glazed window and French doors to sun balcony.

Modern Bathroom/WC

White suite comprising panelled bath with chrome mixer tap, shower over and shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Tiled walls. Extractor fan. Inset spotlights.

Parking

The flat benefits from an undercroft allocated parking space.

EPC = C

Council Tax Band = C

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: £1229.64 paid half yearly

Harbour Charge: Approx. £400 per annum.

Lease: 125 years from 2002. 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.