



# TOWN FLATS



01323 416600

Leasehold

## £235,000



2 Bedroom



1 Reception



2 Bathroom



### 33 Pacific Heights South, Golden Gate Way, Eastbourne, BN23 5PU

GUIDE PRICE £235,000 TO £245,000. A beautifully presented 2 bedroom apartment with large spacious balcony and fabulous harbour views. The property benefits from having 2 double bedrooms with en-suite facilities to bedroom 1, further family bathroom/WC, fitted kitchen and spacious lounge/dining room. Further benefits include a passenger lift, allocated undercroft parking space and visitors parking. Located just a short walk from the vibrant Marina complex with its selection of restaurants, shops and bars.

**33 Pacific Heights South  
Golden Gate Way  
Eastbourne, BN23 5PU**

**£235,000**

**Main Features**

- Beautifully Presented Harbour Apartment With Waterside Views
- 2 Bedrooms
- Second Floor
- Lounge
- Large Sun Balcony With Harbour Views
- Fitted Kitchen
- En-Suite Shower Room/WC
- Modern Bathroom/WC
- Allocated Undercroft Parking Space

**Entrance**

Communal entrance with security entryphone system and inner door to undercroft car park. Stairs and lift to second floor private entrance door to -

**Hallway**

Entryphone handset. Night storage heater. Airing cupboard housing hot water cylinder. Inset spotlights.

**Bedroom 1**

13'03 x 10'07 (4.04m x 3.23m )

Having an excellent range of good quality built-in furniture. Wall mounted electric heater. Further built-in storage cupboard. Juliette balcony to front aspect. Door to -

**En-Suite Shower Room/WC**

White suite comprising shower cubicle with mains shower and glazed screen. Low level WC. Wash hand basin with mixer tap. Electric wall mounted heater. Mirror fitted bathroom cabinets. Double glazed window to front aspect.

**Modern Bathroom/WC**

White suite comprising panelled bath with chrome mixer tap and shower attachment. Pedestal wash hand basin with mixer tap. Low level WC. Wall mounted heater. Inset ceiling lights. Extractor fan. Mirror fitted bathroom cabinets.

**Bedroom 2**

10'05 x 8'09 (3.18m x 2.67m )

Having an excellent range of fitted bedroom furniture with 6 door wardrobe. Wall mounted electric heater. Double glazed window to front aspect.

**Lounge**

18'0 x 11'09 (5.49m x 3.58m )

2 electric wall mounted heaters. Door to kitchen. Double glazed double doors to -

**Large Sun Balcony**

With fabulous harbour & water views.

**Fitted Kitchen**

9'10 x 7'09 (3.00m x 2.36m )

Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset slimline dishwasher, 4 burner electric hob and fitted oven under. Extractor cooker hood. Plumbing and space for washing machine (included). Integrated fridge/freezer. Inset spotlights. Double glazed window to front aspect.

**Parking**

There is an allocated undercroft parking space.

**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: £229.31 per calendar month**

**Harbour Charge: £28.34 per calendar month**

**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.