TOWN FLATS

01323 416600

Leasehold

2 Bedroom | 1 Reception | 2 Bathroom

Guide Price
£210,000 - £220,000









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

GUIDE PRICE £210,000 - £220,000
A beautifully updated and exceptionally well presented two double bedroom second floor flat, ideally located within the highly sought after North Harbour, Eastbourne. This spacious and stylish home is ready to move into, featuring a modern kitchen with integrated appliances and a bright, well proportioned living area that is perfect for both relaxing and entertaining. Both bedrooms are generous doubles, offering comfortable and versatile accommodation. Further benefits include two private balconies, providing excellent outdoor space, as well as the convenience of undercroft parking. Ideally positioned within close proximity to a range of shops, restaurants, and the seafront, the property offers an enviable lifestyle in one of Eastbourne's most popular locations. Early viewing is highly recommended to fully appreciate this superb apartment being offered to the market CHAIN FREE.

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Main Features

- Beautifully Updated & Exceptionally Well Presented Harbour Apartment
- 2 Bedrooms
- Second Floor
- Spacious Lounge
- Sun Balcony With Stunning Inner Harbour Views
- Fitted Kitchen With Integrated Appliances
- Bedroom 2 Leading To Second Balcony
- En-Suite Shower Room/WC & Modern Bathroom/WC
- Allocated Undercroft Parking Space
- CHAIN FREE

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

Hallway
Radiator. Entryphone handset. Large storage cupboard.

Lounge
17'3 x 11'10 (5.26m x 3.61m)
2 radiators. Double glazed window and double glazed French doors to -

Sun Balcony
With stunning waterfront views of the inner harbour.

Fitted Kitchen
7'9 x 7'1 (2.36m x 2.16m)
Range of fitted wall and base units. Quartz worktop with inset single drainer sink unit and mixer tap. Inset electric hob and oven under. Extractor cooker hood. Integrated fridge/freezer, dishwasher and washer/dryer (all under a year old). Radiator. Double glazed window.

Bedroom 1
12'2 x 11'5 (3.71m x 3.48m)
Radiator. Built-in storage. Double glazed window and door to sun balcony. Door to -

En-Suite Shower Room/WC
Suite comprising shower room. Low level WC. Wash hand basin with mixer tap and vanity unit under. Heated towel rail. Extractor fan.

Bedroom 2
11'1 x 9'3 (3.38m x 2.82m)
Radiator. Double glazed window and door to second balcony.

Modern Bathroom/WC
Suite comprising panelled bath with chrome mixer tap. Low level WC. Wash hand basin with mixer tap and vanity unit under. Radiator. Tiled walls. Extractor fan.

Parking
Allocated undercroft parking space.

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: £1400 paid half yearly
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.