

14 Hamilton Quay,
Eastbourne, BN23 5PZ

Leasehold - Share of Freehold

Guide Price
£600,000 - £625,000



3 Bedroom 1 Reception 3 Bathroom



www.town-property.com 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.

TOWN FLATS



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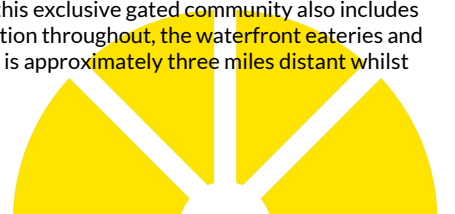


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Enjoying stunning inner and outer marina views, this substantial waterfront apartment provides spacious accommodation that features a lovely open plan 27' x 13' sitting room with Juliette balcony and an adjoining balcony that also has access from the master bedroom and principle en-suite. The kitchen/dining room has fully integrated appliances and a breakfast bar and of the three double bedrooms, two benefit from en-suite facilities. A further shower room/wc is also included and generous storage is also provided. Being sold CHAIN FREE, this exclusive gated community also includes two private under croft parking spaces and further visitor spaces can be found nearby. In excellent decoration throughout, the waterfront eateries and restaurants and The Crumbles shopping complex are all within walking distance. Eastbourne town centre is approximately three miles distant whilst the historic Village of Westham and Pevensey Castle is also in the surrounding area.

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Main Features

- Stunning Harbour Apartment With Harbour Views
- 3 Bedrooms
- Third Floor
- Sitting Room Leading To Juliette Balcony
- Fitted Kitchen/Dining Room
- Large Marina Facing Balcony
- 2 En-Suite Bathrooms
- Shower Room/WC
- 2 Allocated Parking Spaces

Entrance
Communal entrance with security entryphone system. Stairs and lift to third floor private entrance door to -

Entrance Hallway
Radiator. Store cupboard. Entryphone handset.

Sitting Room
27'61 x 13'50 (8.23m x 3.96m)
Electric fireplace. Two double glazed windows. Double glazed door to Juliette balcony with view over the inner harbour.

Fitted Kitchen / Dining Room
18'07 x 12'31 (5.66m x 3.66m)
Range of units comprising bowl and a half single drainer sink unit with mixer tap, part tiled walls and surrounding worksurfaces with cupboards and drawers under. Inset five ring gas hob and extractor above. 'Eye level' double oven and combination oven. Integrated dishwasher and washing machine. Range of wall mounted units. Cupboard housing gas boiler. Double glazed window. Double glazed double doors.

Master Bedroom
14'39 x 11'57 (4.27m x 3.35m)
Radiator. Built-in wardrobe. Double glazed window to rear aspect. Double glazed double doors to covered balcony. Door to -

En-Suite Bath & Shower Room/WC
Suite comprising 'Whirlpool' panelled bath with mixer tap and shower attachment. Shower cubicle with wall mounted shower. Jack and Jill wash hand basins with mixer taps set in vanity units. Low level WC. Set in vanity unit. Shaver point. Radiator. Tiled floor. Double glazed window to rear aspect.

Bedroom 2
16'17 x 12'48 (4.88m x 3.66m)
Radiator. Fitted wardrobe. Double glazed window. Door to -

En-Suite Shower Room/WC
Suite comprising shower cubicle with wall mounted shower. Wash hand basin set in vanity unit with mixer tap and cupboard below. Low level WC set in vanity unit. Tiled floor. Fully tiled walls.

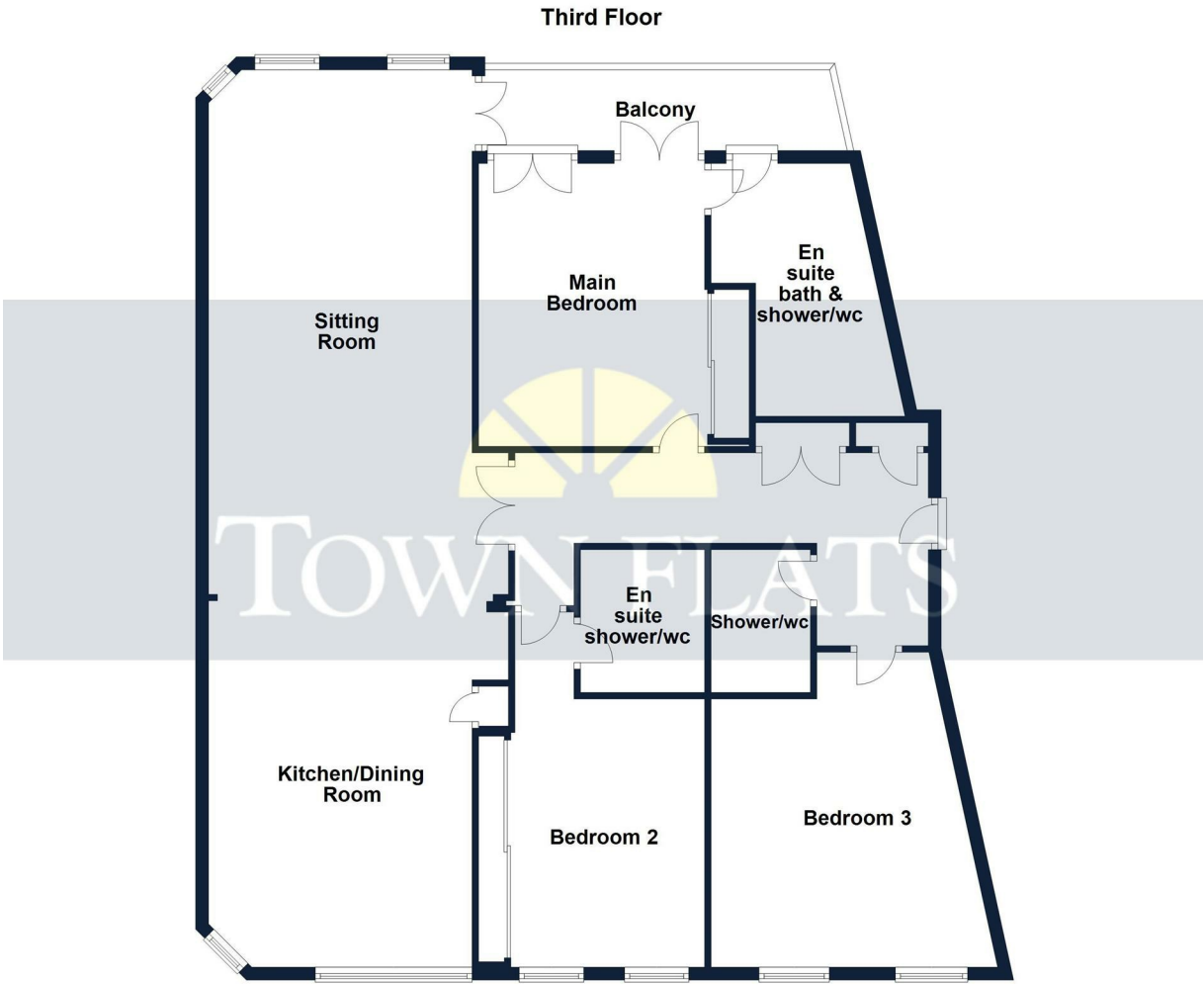
Bedroom 3
14'35 max x 9'77 (4.27m max x 2.74m)
Radiator. Double glazed window.

Shower Room/WC
Shower cubicle with wall mounted shower. Pedestal wash hand basins with mixer tap set in vanity unit. Low level WC. Radiator. Tiled floor.

Parking
There are two under croft parking spaces included and further visitor parking also provided.

Council Tax Band = F.

EPC = B



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: Awaiting confirmation.
Maintenance: £4642 per annum.
Lease: 999 years from 2004. We have been advised of the lease term, we have not seen the lease.