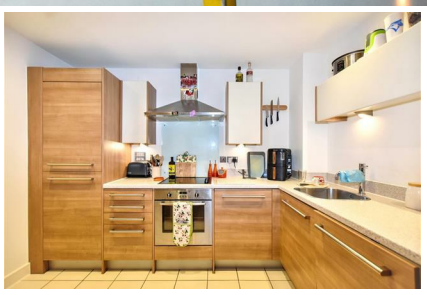
TOWN FLATS

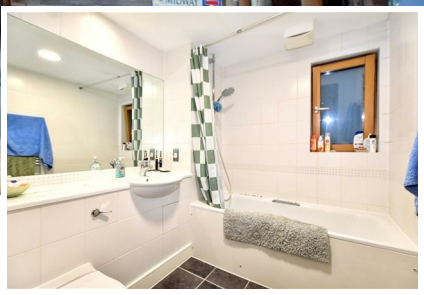
01323 416600

Leasehold

1 Bedroom | 1 Reception | 1 Bathroom

£210,000





21 Orvis Court, Midway Quay, Eastbourne, BN23 5DF

A beautifully presented one bedroom apartment set within Eastbourne's highly sought after harbour development, offering a superb coastal lifestyle with everything on your doorstep. The property enjoys a bright and airy open plan living space, thoughtfully designed to maximise natural light and make the most of its enviable position. Doors open onto a private balcony, perfectly positioned to take in attractive views across to the harbour, an ideal spot for morning coffee or evening drinks while watching the boats drift by. The modern fitted kitchen flows seamlessly into the living area, creating a sociable space for both relaxing and entertaining. The generous double bedroom provides comfortable accommodation with ample space for storage, while the contemporary bathroom is finished to a good standard. Located just moments from an excellent selection of waterside restaurants, cafés and shops, this apartment offers the perfect blend of convenience and coastal charm. With scenic walks, leisure facilities and the beach all close at hand, this is an ideal purchase for first time buyers, investors or those seeking a stylish seaside retreat.

www.town-property.com info@townflats.com

Leasehold

21 Orvis Court, Midway Quay, Eastbourne, BN23 5DF

£210,000

Main Features

- Beautifully Presented Harbour Apartment
- 1 Bedroom
- Third Floor
- Open Plan Lounge/Fitted Kitchen With Integrated Appliances
- Sun Balcony With Views Towards To Harbour
- Modern Bathroom/WC
- Double Glazing
- Electric Radiators
- Allocated Undercroft Parking Space

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

Hallway
Radiator. Entryphone handset. Carpet.

Open Plan Lounge/Fitted Kitchen
21'4 x 16'7 (6.50m x 5.05m)
Electric radiator. Wooden floor. Double glazed patio doors to sun balcony.

Kitchen Area: Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset electric hob and oven under. Extractor cooker hood. Integrated fridge/freezer, dishwasher and washing machine. Tiled floor.

Sun Balcony
With views towards the harbour.

Bedroom
12'8 x 11'6 (3.86m x 3.51m)
Electric radiator. Built-in storage. Double glazed window.

Modern Bathroom/WC
White suite comprising panelled bath with chrome mixer tap and shower over. Low level WC with concealed cistern. Wash hand basin with mixer tap. Heated towel rail. 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: £25 per quarter
Maintenance: £2300 per annum
Harbour Charge: £400 per annum
Lease: 125 years from 2004. We have been advised of the lease term, we have not seen the lease

www.town-property.com | E. info@townflats.com | T. 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.