TOWN FLATS

01323 416600

Leasehold

2 Bedroom | 1 Reception | 2 Bathroom

Guide Price
£250,000 - £270,000

232 Macquarie Quay, Eastbourne, BN23 5AW

GUIDE PRICE £250,000 - £270,000
A spacious and light filled two double bedroom apartment perfectly positioned on the beach at North Harbour, offering truly breathtaking views stretching along the South Coast. This impressive home features a generous triple aspect lounge, flooding the living space with natural light and maximizing the stunning coastal outlook. The property further benefits from a large sun balcony, ideal for relaxing or entertaining while enjoying the sea views. The principal bedroom includes a stylish en-suite shower room/WC, while the second double bedroom provides ample space for guests or home working. Additional features include secure undercroft parking for convenience and peace of mind. A rare opportunity to enjoy coastal living at its finest in a highly sought after waterfront location.

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Main Features

- Stunning Beachfront Apartment In The Sought After North Harbour
- 2 Double Bedrooms
- Second Floor
- Triple Aspect Lounge/Dining Room With Uninterrupted Sea Views
- Large Private Sun Balcony
- Fitted Kitchen
- Modern Bathroom/WC
- En-Suite Shower Room/WC
- Secure Undercroft Parking

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

Hallway
Radiator. Entryphone handset. Double cupboard housing boiler.

Triple Aspect Lounge/Dining Room
22'2 x 11'0 (6.76m x 3.35m)
2 radiators. Double glazed windows to side & front aspect. Double glazed door to Juliette balcony with stunning panoramic sea views. Double glazed patio doors to sun balcony.

Fitted Kitchen
7'3 x 6'10 (2.21m x 2.08m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Tiled splashbacks. Built-in gas hob and electric oven under. Extractor cooker hood. Plumbing and space for washing machine. Space for fridge/freezer. Radiator. Double glazed window.

Bedroom 1
13'2 x 8'5 (4.01m x 2.57m)
Radiator. Built-in wardrobe. Double glazed French doors to sun balcony which enjoys sea views. Door to -

En-Suite Shower Room/WC
Suite comprising shower cubicle. Pedestal wash hand basin with mixer tap. Low level WC. Shaver point. Heated towel rail. Tiled floor. Tiled walls.

Bedroom 2
9'8 x 7'4 (2.95m x 2.24m)
Radiator. Double glazed window.

Modern Bathroom/WC
Suite comprising panelled bath with chrome mixer tap and shower attachment. Low level WC. Pedestal wash hand basin with mixer tap. Heated towel rail. Tiled walls. Tiled floor. Extractor fan. Shaver point.

Parking
Allocated undercroft parking space.

EPC = B

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: £100 per annum
Maintenance: £2700 per annum
Harbour Charge: £400 per annum
Lease: 125 years from 2003. 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.