



42 Pacific Heights North, Golden Gateway, Sovereign Harbour, Eastbourne,
BN23 5PT

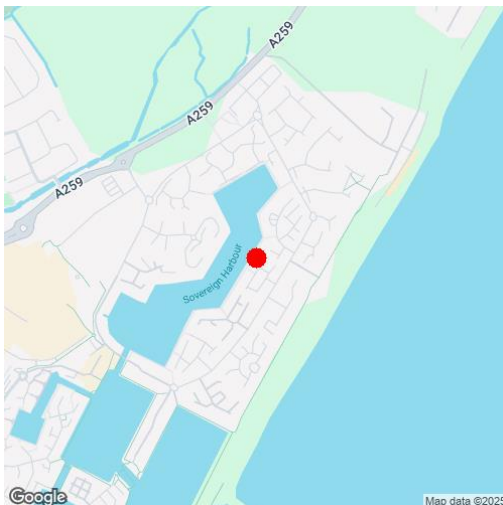
Price £239,950 | Leasehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

Situated on the third floor of this favoured development on a prime waterfront location enjoying sensational views of the harbour and towards The South Downs. A two bedroom, two bathroom beautifully presented apartment with undercroft parking and no onward chain. The generous accommodation comprises an entrance hall, a sitting room/dining room leading to a sun balcony enjoying views over the harbour, a kitchen, two double bedrooms (both leading to a sun balcony and the master having an en suite shower room) and a family bathroom. Additional benefits include wall mounted electric heating and double glazing. The property has a designated undercroft parking space and is available with no onward chain. An internal inspection is highly recommended.





At a Glance:

- Prime waterfront location
- Third floor apartment
- Two bedrooms
- Two bathrooms
- Two balconies
- Sitting room/dining room
- Kitchen
- Undercroft parking
- No chain

Accommodation:

COMMUNAL ENTRANCE

STAIRS AND LIFT TO THIRD FLOOR

ENTRANCE HALL

SITTING ROOM / DINING ROOM

21'4" (6.5m) Max x 11'9" (3.58m) with door to:

BALCONY

with views overlooking the harbour

KITCHEN

7'10" (2.39m) x 7'3" (2.21m)

BEDROOM ONE

12'4" (3.76m) x 11'6" (3.51m) with door to balcony

EN SUITE SHOWER ROOM

BEDROOM TWO

12'0" (3.66m) x 9'4" (2.84m) with door to

BALCONY

FAMILY BATHROOM

DESIGNATED UNDER CROFT PARKING SPACE

LEASE:

Approx 102 years remaining

MAINTENANCE:

£1,373 per half year

GROUND RENT:

£150

HARBOUR CHARGE:

Approx £340 per annum

PETS:

to be confirmed

SUB-LETTING:

to be confirmed

COUNCIL TAX:

Band 'D'

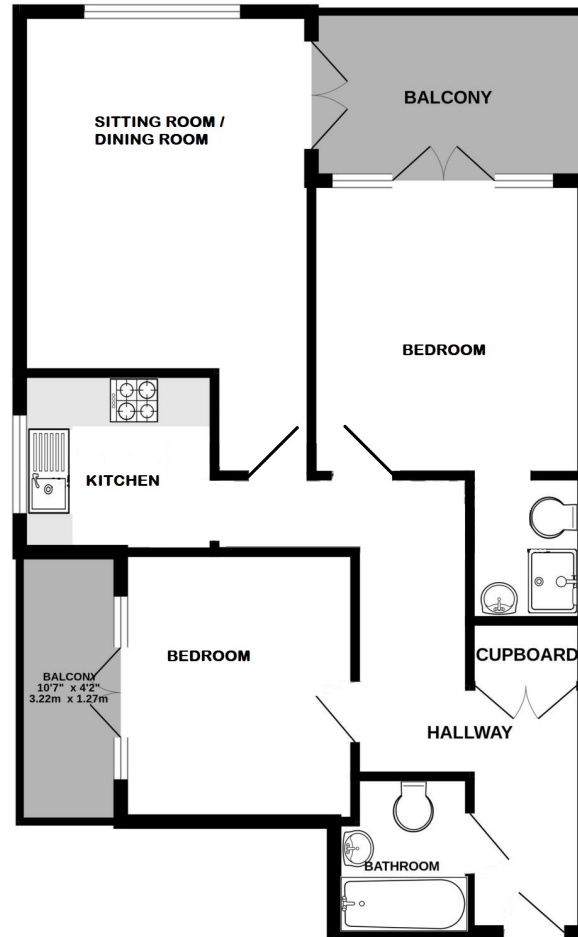
EPC:

'C'

(All details concerning the terms of the Lease and outgoings are subject to verification.)



THIRD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

LS Leaper
Stanbrook

5 Gildredge Road, Eastbourne BN21 4RB
01323 416716

28 Meads Street, Eastbourne BN20 7QY
01323 737962

www.leaperstanbrook.co.uk website

sales@leaperstanbrook.co.uk email