



22 Centauri Court, Midway Quay, Eastbourne, BN23 5DA

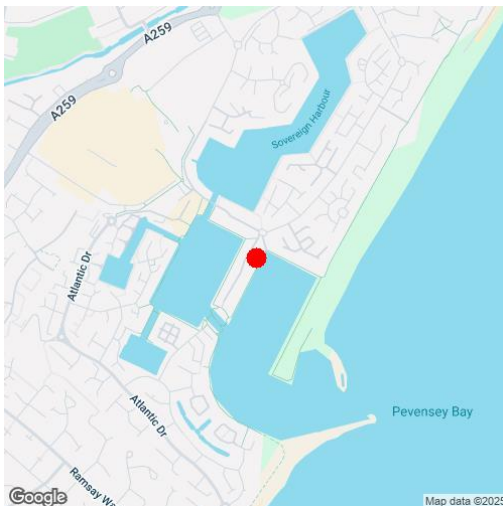
Price £295,000 | Leasehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

An exceptionally spacious and immaculately presented two double bedroom third floor flat located within this exclusive development on the North harbour boasting views of the inner harbour, secure car parking and balcony. This wonderful property is offered to the market chain free and has undergone extensive recent improvement. Accommodation comprises communal entrance hall, stairs and passenger lift to all floors, large private entrance hall, bright and spacious open plan sitting room and kitchen with range of matching wall and base units, areas of work surface and integral appliances. The sitting room has stunning views of the inner harbour with the sea beyond and benefits from an excellent size balcony. There are two great size bedrooms, modern bathroom and an en-suite shower room. Additional benefits include double glazing and gas central heating. The variety of shops, restaurants and cafes that the harbour has to offer are just a short walk away and The Crumbles retail park which has a gym, supermarket and a variety of high street stores is just a little further.





### At a Glance:

- Recently improved third floor flat
- Two great size bedrooms
- Modern kitchen with built in appliances
- Sitting room with balcony
- Stunning views of the inner harbour and sea beyond
- Modern bathroom
- En-suite shower room
- Allocated secure undercroft parking
- Double glazing and gas central heating
- Close to cafes, restaurants and shops

### Accommodation:

**COMMUNAL ENTRANCE HALL**

**STAIRS AND LIFT TO THIRD FLOOR**

**PRIVATE ENTRANCE HALL**

**OPEN PLAN KITCHEN / SITTING ROOM**

20'8" (6.3m) Max x 20'8" (6.3m) Max

**BALCONY**

**BEDROOM 1**

15'5" (4.7m) x 14'1" (4.29m)

**EN-SUITE SHOWER ROOM**

**BEDROOM 2**

12'9" (3.89m) x 10'1" (3.07m)

**BATHROOM**

**ALLOCATED UNDERCROFT PARKING SPACE**

**LEASE:**

approximately 105 years remaining

**MAINTENANCE:**

to be confirmed

**GROUND RENT:**

approximately £100 per annum

**PETS:**

allowed

**LETTING:**

allowed

**COUNCIL TAX:**

Band 'E'

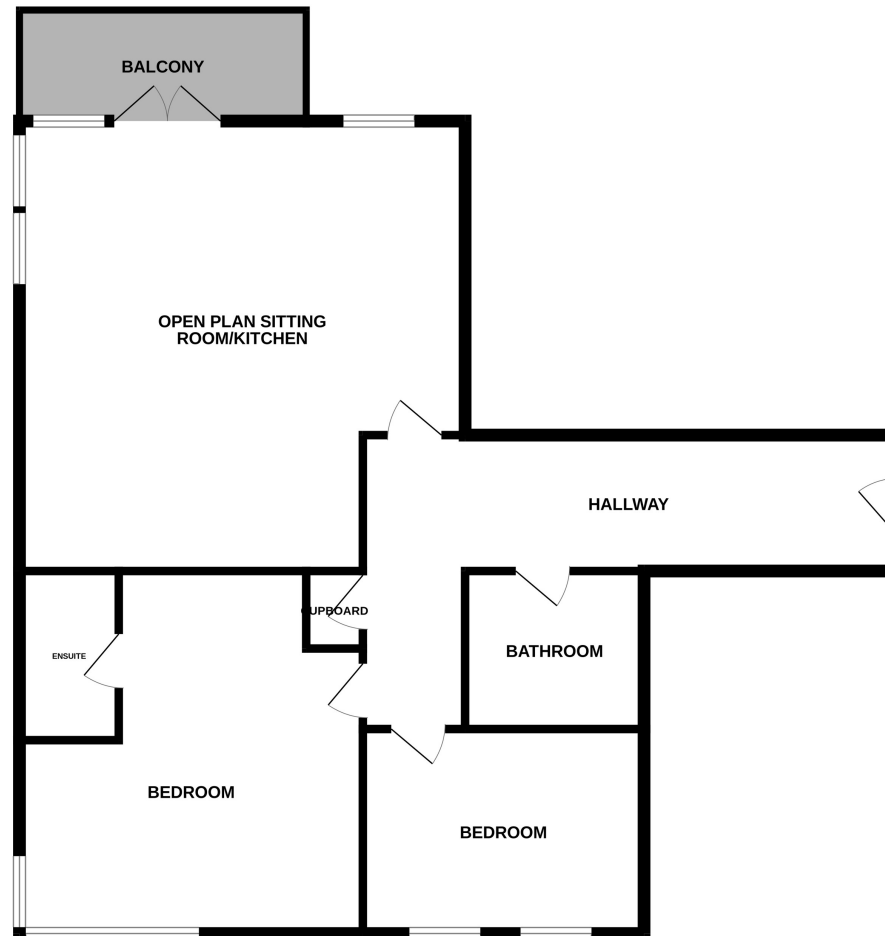
**EPC:**

'C'

(All details concerning the terms of the Lease & outgoing are subject to verification)



## GROUND 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.  
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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.

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