

Midway Quay, Eastbourne BN23

£270,000 Leasehold

2 Bedrooms | 2 Bathrooms | 1 Reception

IVY GATE™



Summary:

Enjoying direct views over the outer harbour from the apartment's large terrace, this two-bedroom raised ground floor apartment occupies a prime waterfront setting and offers stylish, contemporary living with excellent potential to personalise. Accessed either directly from the boardwalk at the same level or via a secure ground floor entrance with entry phone system and passenger lift, the building also provides convenient off-street parking at ground level. The apartment comprises a generous reception hall leading to a bright and spacious sitting room with an open-plan kitchen, seamlessly opening onto the extensive terrace, the perfect space for relaxing or entertaining while enjoying scenic sea views. The principal bedroom also opens directly onto the terrace and benefits from fitted wardrobes and an en-suite shower room/WC. A second double bedroom and a separate bathroom/WC complete the accommodation.

Prime Waterfront Setting

Seamless Indoor–Outdoor Living

Generous Two-Bedroom Layout

Secure & Convenient Access

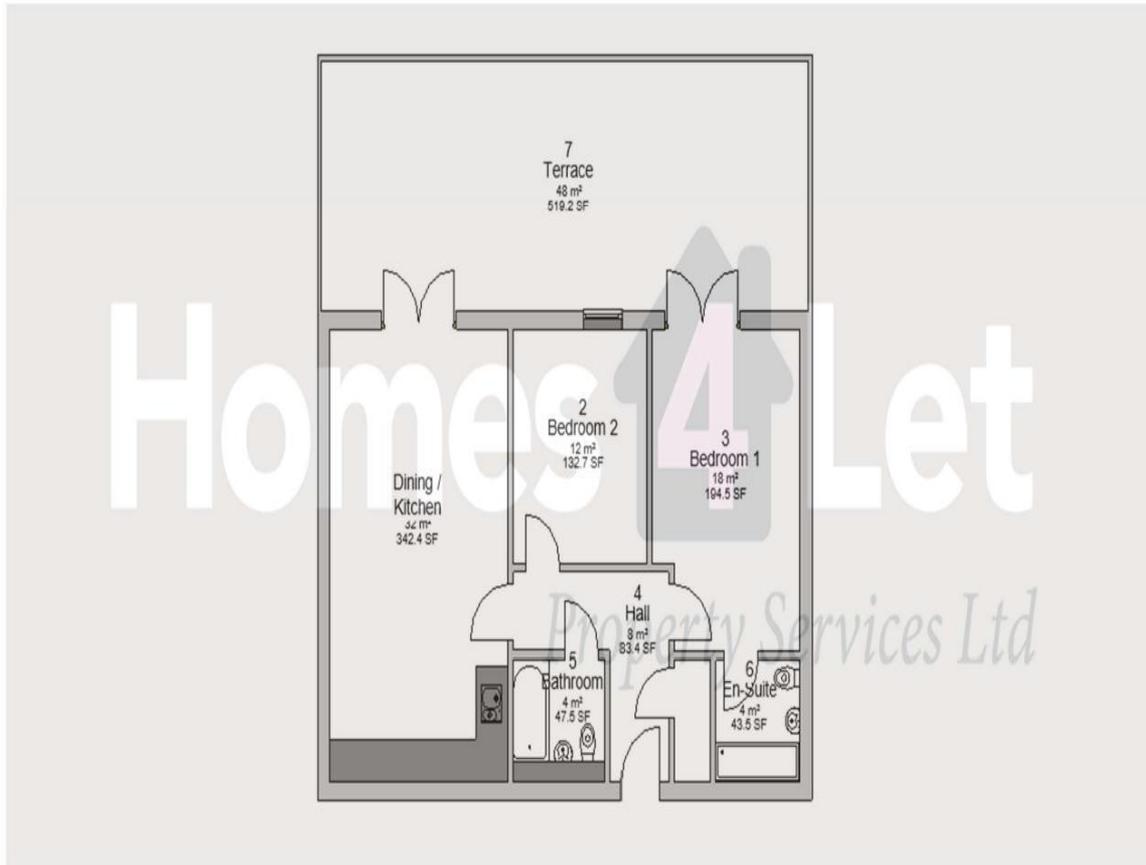
Exceptional Coastal Lifestyle

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4 ORVIS COURT 148, TOTAL APPROX. FLOOR AREA 125 SQ.M. (1356.25 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Tenure: Leasehold

Council Tax: E

Local Authority: Eastbourne Borough Council

EPC Rating: C



MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.