

# Midway Quay, Eastbourne, BN23

£195,000 Leasehold

1 Bedrooms | 1 Bathrooms | 1 Reception

**IVY GATE™**



## Summary:

Ivy Gate are delighted to offer to the market this spacious one bedroom 4th floor apartment, situated on the highly desirable Waterside at Sovereign Harbour, offering great space and modern living. Property comprises; very spacious open plan living/dining room with direct access to balcony which boasts beautiful views of the Harbour, a modern open plan fully fitted kitchen with appliances, neutrally decorated master bedroom with storage space and a modern three piece bathroom. . Further benefits include secure parking, a lift and secure entry phone system. Property is offered with No Chain. Sovereign Harbour is Northern Europe's largest composite marina complex and boasts four linked Harbours. 'The Waterfront' boasts wine bars, restaurants and cafés that overlook the water and add to the laid-back ambiance of the marina and to the unique lifestyle. Close to The Waterfront lies Sovereign Harbour Yacht Club and just moments away, a retail park. Here you'll find high street retailers. But if you are looking for more, the Victorian seaside town of Eastbourne is just a short walk along the seafront promenade.

**Spacious open plan living/dining room**

**Stunning views of the Harbour**

**Secure Parking**

**Lift and secure entry phone system**

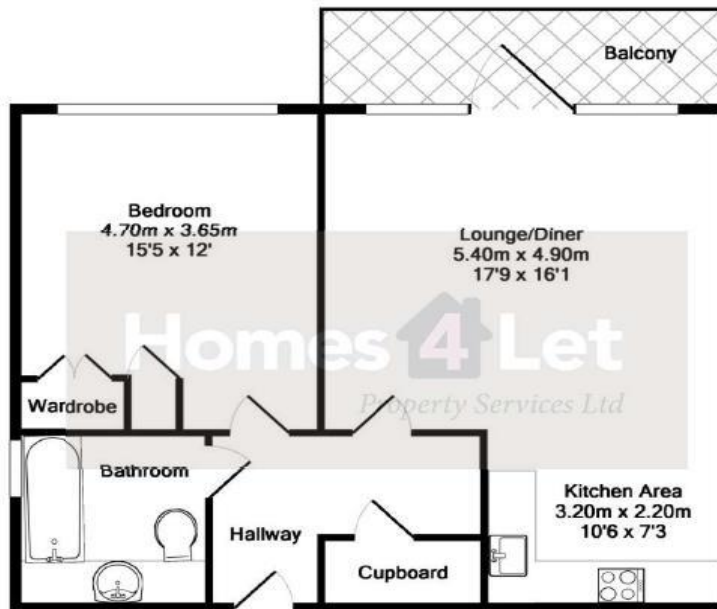
**Chain Free**

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ORVIS COURT, MIDWAY QUAY, EASTBOURNE

TOTAL APPROX. FLOOR AREA 64.3 SQ.M. (692 SQ.FT.)

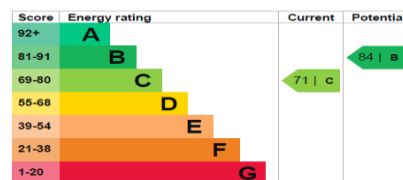
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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: D

Local Authority:

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.