

# 3 Midway Quay, Eastbourne

£209,950 Leasehold

2 Bedrooms | 2 Bathrooms | 1 Reception

**IVY GATE™**



## Summary:

Ivy Gate are delighted to offer to the market this spacious two-bedroom 2nd floor apartment, situated on the highly desirable Waterside at Sovereign Harbour, offering great space and modern living. This property is Chain free. Property comprises; open plan living/dining room with direct access to a private balcony, a modern open plan fitted kitchen and bathroom and ensuite to the principle bedroom. 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. Service Charge: £2744.94 Ground Rent: £50 Harbour Charge: £345.60

**Chain Free**

**Lift and secure entry phone system**

**Secure Parking**

**2 Bedrooms**

**Balcony**

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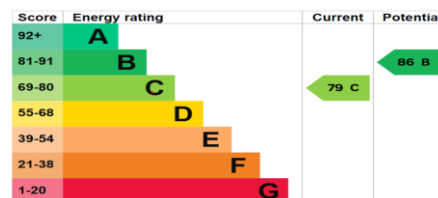


Tenure: Leasehold

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.