

Midway Quay, Eastbourne BN23

£268,000 Leasehold

2 Bedrooms | 2 Bathrooms | 1 Reception

IVY GATE™



Summary:

Ivy Gate is delighted to present this beautifully maintained two-bedroom fifth-floor apartment, offering breathtaking panoramic views of the sea, outer harbour, inner harbour, and beyond—stretching as far as the pier the stunning South Downs and over looking the lock. The property features a neutrally decorated entrance hallway leading onto a bright and spacious open-plan lounge, where stunning views in every direction create a light-filled and airy living space. This leads seamlessly to a private balcony, offering spectacular coastal and harbour vistas. The modern, fully fitted kitchen flows into the open-plan dining area, perfect for entertaining. The master bedroom enjoys spectacular sea views and benefits from an en-suite bathroom, while the second double bedroom is well-proportioned. A stylish three-piece family bathroom completes the accommodation. Additional benefits include allocated parking for one car, a video entry-phone system, and lift access. Nestled in the sought-after North Harbour—Northern Europe's largest composite marina complex—this location offers a unique lifestyle. The Waterfront boasts a selection of wine bars, restaurants, and cafés, all set against the picturesque backdrop of the marina. Nearby, the Sovereign Harbour Yacht Club and a well-equipped retail park provide further convenience, featuring high-street retailers. Service Charge: £2937, Ground Rent: £50, Harbour Charge: £345

Stunning Panoramic views

Overlooking the lock

Floor to ceiling windows in every direction

Bright and airy living space

Spacious open plan

Modern Living

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Approximate Floor Area
841.30 sq. ft.
(78.16 sq. m)

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. 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: Eastbourne Borough Council

EPC Rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	74 C
39-54	E		
21-38	F		
1-20	G		

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.