

# HUNT FRAME

ESTATE AGENTS



## 44 Palomar Court Midway Quay, Eastbourne, BN23 5DE Price Guide £500,000



\*\*GUIDE PRICE £500,000 - £550,000\*\*. A MAGNIFICANT PENTHOUSE APARTMENT (with VIRTUAL TOUR) located within Eastbourne's Sovereign Harbour, enjoying wonderful direct harbour views. Impressive 38'10 lounge/dining room, main bedroom with en-suite and dressing room, two further bedrooms and family bathroom. Also benefitting from a LARGE TERRACE and allocated parking.

COUNCIL TAX BAND: G  
LEASE 125 YEARS FROM 29 SEPTEMBER 2004



Sixth (top) floor, via lift. Front door to:

## Entrance Hall

Further door to:

## Lounge/Dining Room

38'10 x 21'4 narrowing to 12' (11.84m x 6.50m narrowing to 3.66m)

A most impressive room with vaulted ceiling and recessed spot lighting. TV and phone points. Two sets of floor to ceiling windows and doors leading on to the terrace and enjoying faultous direct views over Sovereign Harbour, Eastbourne and The Downs beyond.

separate shower cubicle, low level wc and vanity was basin. Heated towel rail.

ONE ALLOCATED PARKING SPACE NUMBER MQ 246

LEASE: 125 YEARS FROM 29TH SEPTEMBER 2004

MAINTENANCE HALF YEARLY £3695.30 TBC

## Kitchen

12 x 7'10 (3.66m x 2.39m)

Fitted in a range of wall and base mounted cupboards and drawers. Stone work surfaces with inset one and a half bowl sink. Built in oven, hob and extractor. Integrated washing machine and dishwasher. Space for fridge/freezer and dining table and chairs.

## Inner hallway

Built in double cloaks cupboard.

## Master Bedroom

13'7 x 12'2 (4.14m x 3.71m)

Built in double wardrobe, double glazed windows and door leading on to the terrace and providing direct harbour views.

## En-Suite Bathroom

In a white suite comprising panelled bath with mixer tap and shower attachment, separate shower cubicle, low level wc and vanity was basin. Heated towel rail.

## Dressing Room

With fitted shelving, drawers and hanging space.

## Bedroom Two

14'2 x 9'4 (4.32m x 2.84m)

Built in double wardrobe, double glazed windows providing out standing views.

## Bedroom Three

13' x 9'4 (3.96m x 2.84m)

Double glazed window enjoying views over Sovereign Harbour.

## Bathroom

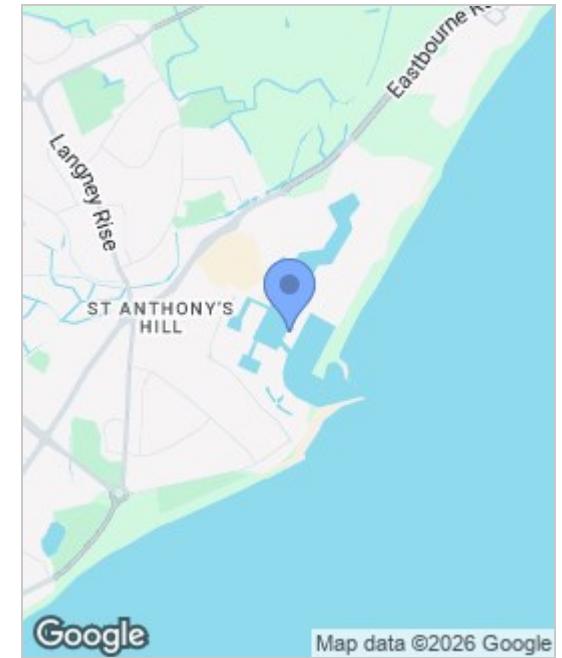
In a white suite comprising panelled bath with mixer tap and shower attachment,

separate shower cubicle, low level wc and vanity was basin. Heated towel rail.

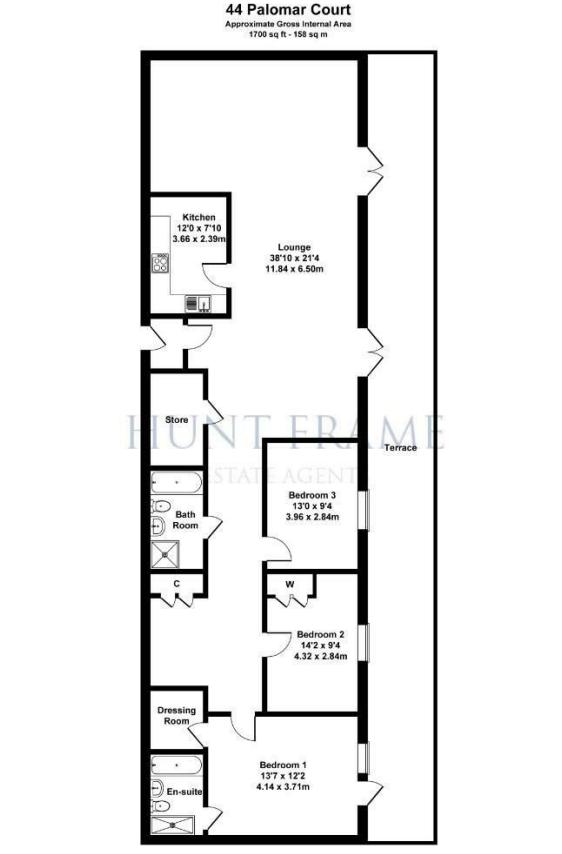
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For Illustrative.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C	71	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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