

HUNT FRAME

ESTATE AGENTS



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46 Fiador Court Midway Quay, Eastbourne, BN23 5DG

£265,000



OUTSTANDING, FAR REACHING WESTERLY VIEWS OVER THE HARBOUR TO THE DISTANT SOUTH DOWNS are afforded from this spacious sixth floor apartment. Comprising TWO DOUBLE BEDROOMS, one with an en-suite shower room, open plan living room/kitchen (with integrated appliances), sun balcony, bathroom and allocated parking, viewing is highly recommended. Situated within easy walking distance of The Waterfront bars and restaurants and shopping at The Crumbles.



COMMUNAL ENTRANCE HALL

Stairs and lift to sixth floor.

HALLWAY

Entryphone, electric heater, airing cupboard.

OPEN PLAN LIVING ROOM/KITCHEN

KITCHEN: Fitted with a range of wall and base mounted units with worksurfaces incorporating breakfast bar and stainless steel sink with mixer tap. Fitted electric oven and hob with splash-back and extractor, integrated fridge/freezer, dish washer and washer/dryer. Tiled flooring.

LIVING ROOM: Television point, electric heater, double glazed windows and door to balcony.

BALCONY

FAR REACHING WESTERLY VIEWS OVER THE HARBOUR TO THE SOUTH DOWNS.

BEDROOM 1

Double glazed window with views over the harbour, electric heater, fitted three door wardrobe, television point.

EN-SUITE

Suite comprising shower enclosure, hand basin and low level wc with concealed cistern. Shaver point, extractor fan.

BEDROOM 2

Double glazes window with views over the harbour, electric heater.

BATHROOM

Fitted with a suite comprising panelled bath with shower attachment, hand basin and low level wc with concealed cistern. Extractor fan.

PARKING SPACE

Number 94, under the building.

AGENTS NOTE

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Coadjute will send a secure link for you to complete the

biometric checks electronically. A fee of £45+ VAT per person will apply for these checks. These anti-money laundering checks must be completed before we can commence marketing or issue a sales memo. Please contact the office if you have any questions in relation to this.

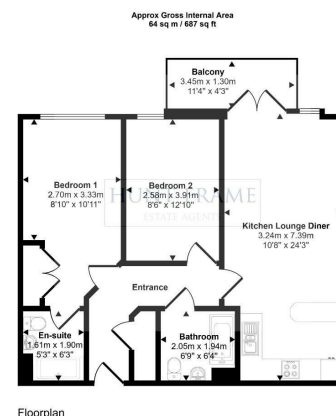
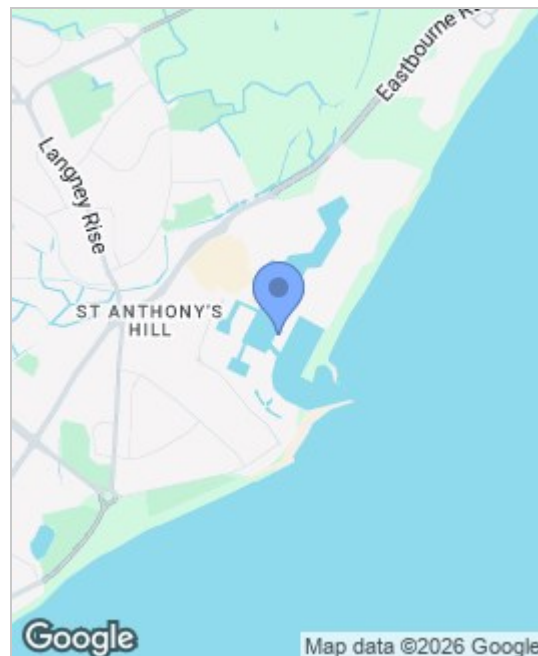
Tenure and outgoings

Leasehold approximately 103 years remaining (TBC)

Ground rent £50 per annum (TBC)

Maintenance £1544 twice yearly (TBC)

Council Tax Band D



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	78	England & Wales	EU Directive 2002/91/EC	84

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