



**Barbuda Quay, Eastbourne BN23 5TT**

**welcome to**

**Barbuda Quay, Eastbourne**

\*\*\*GUIDE PRICE £200,000-£220,000\*\*\* A two double bedroom second floor flat located in the highly sought after South Harbour area of Eastbourne close to local shops, bus routes and the seafront. Benefiting from a balcony with lovely views, an allocated parking space,





**Entrance Hall**

**Lounge**

16' 9" x 11' 3" ( 5.11m x 3.43m )

**Balcony**

**Kitchen**

11' 2" x 9' 9" ( 3.40m x 2.97m )

**Bedroom One**

15' 7" x 12' 6" ( 4.75m x 3.81m )

**En-Suite**

**Bedroom Two**

13' 1" x 11' 2" ( 3.99m x 3.40m )

**Bathroom**

**Resident's Parking**

**Total floor area 69.6 m<sup>2</sup> (749 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Barbuda Quay, Eastbourne

- \*\*\*GUIDE PRICE £200,000-£220,000\*\*\*TWO DOUBLE BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- BALCONY WITH DIRECT VIEWS OVER THE WATER FEATURE
- ALLOCATED PARKING
- HIGHLY SOUGHT AFTER SOUTH HARBOUR AREA

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1400.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price **£200,000 - £220,000**



Please note the marker reflects the postcode not the actual property

view this property online [fox-and-sons.co.uk/Property/LGL111477](https://fox-and-sons.co.uk/Property/LGL111477)



Property Ref:  
LGL111477 - 0007

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fox & sons



**01323 735561**



[langney@fox-and-sons.co.uk](mailto:langney@fox-and-sons.co.uk)



20 Winston Crescent, Langney, EASTBOURNE,  
East Sussex, BN23 6NL



[fox-and-sons.co.uk](https://fox-and-sons.co.uk)