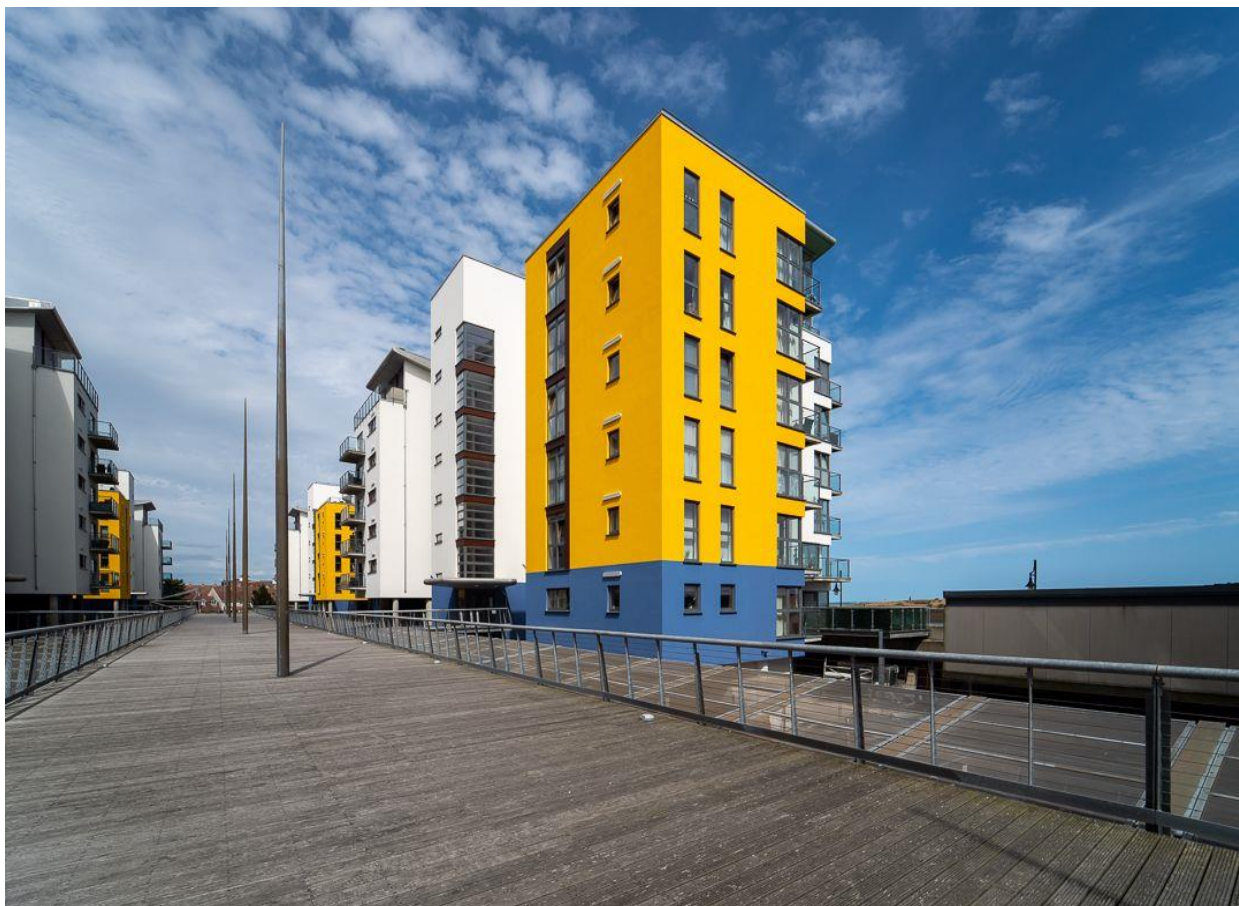


# 3 Midway Quay, Eastbourne, BN23

£275,000 Leasehold

2 Bedrooms | 2 Bathrooms | 1 Reception

IVY GATE™



## Summary:

Ivy Gate is delighted to present this splendid two-bedroom first-floor apartment, offering breathtaking views over the inner harbour and out to the English Channel. This well-appointed home features a spacious entrance hall leading to an impressive lounge, a true highlight of the apartment. Bright and generously sized, it offers direct access to a private balcony with sweeping views of the outer harbour and coastline, creating a perfect space for relaxation or entertaining. The open-plan layout flows seamlessly into a newly fitted modern kitchen complete with a central island. The generous master bedroom includes a modern ensuite bathroom. A second well-proportioned double bedroom is served by a stylish and accessible wet room. Additional features include one allocated onsite parking space, visitor parking, a secure intercom entry system, and lift access. Located just moments from Sovereign Harbour's vibrant marina, with shops, cafés, and restaurants right on your doorstep, this first-floor apartment offers the best of both worlds — peaceful seclusion with a view, and immediate access to the finest aspects of coastal living.

**Stunning two bedroom apartment**

**Views of the harbour**

**Balcony**

**Parking**

**Video entry-phone system and a lift**

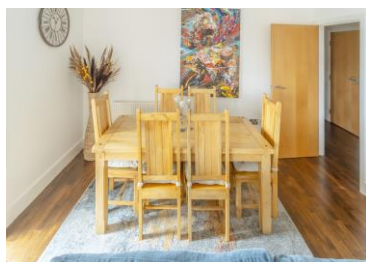
**En-suite bathroom**

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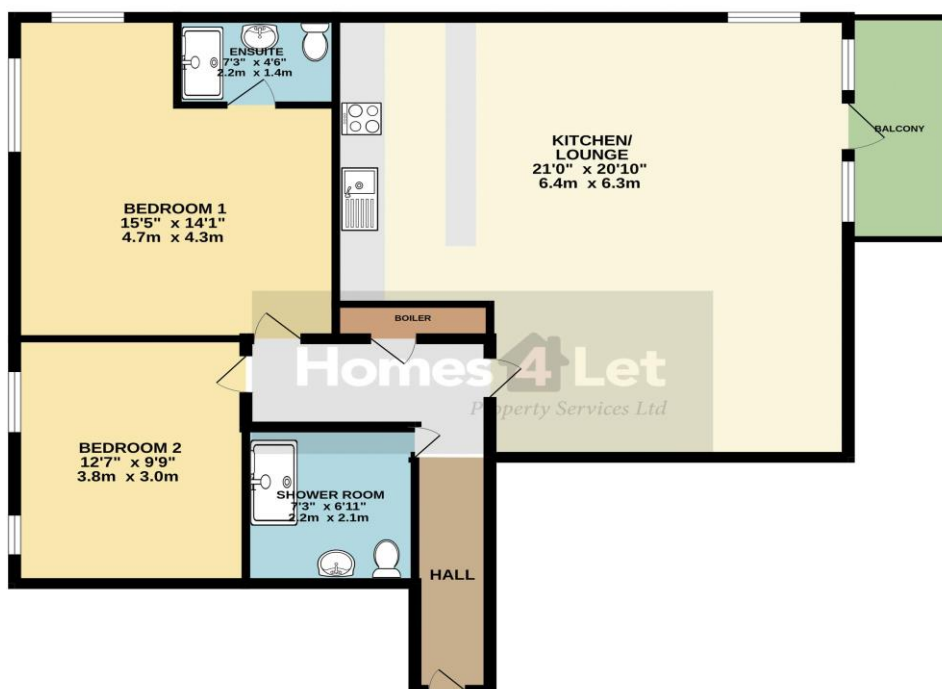
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GROUND FLOOR  
1021 sq.ft. (94.8 sq.m.) approx.



Tenure: Leasehold

Council Tax: E

Local Authority: Eastbourne Borough Council

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.