



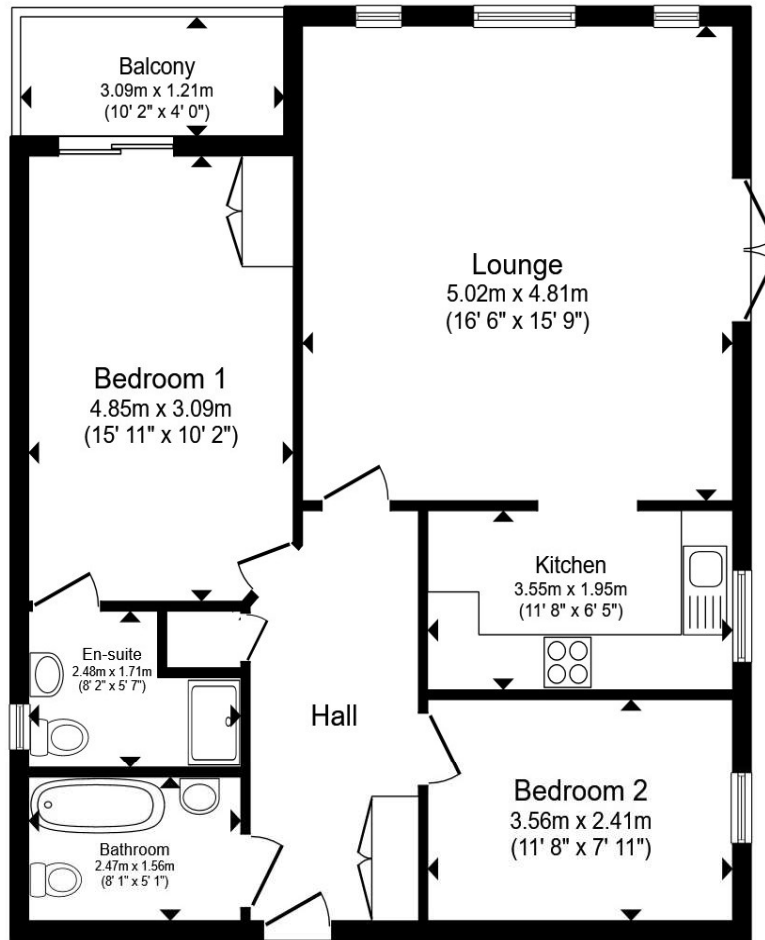
**Canary Quay, Eastbourne BN23 5UT**

**welcome to**

## **Canary Quay, Eastbourne**

This spacious ground floor apartment delivers a relaxed coastal lifestyle with views across the marina and excellent outdoor space. The property offers two generous double bedrooms, including a principal bedroom with en-suite facilities.





**Entrance Hall**

**Lounge**

16' 6" x 15' 9" ( 5.03m x 4.80m )

**Kitchen**

11' 8" x 6' 5" ( 3.56m x 1.96m )

**Bedroom One**

15' 11" x 10' 2" ( 4.85m x 3.10m )

**En-Suite**

8' 2" x 5' 7" ( 2.49m x 1.70m )

**Balcony**

**Bedroom Two**

11' 8" x 7' 11" ( 3.56m x 2.41m )

**Bathroom**

8' 1" x 5' 1" ( 2.46m x 1.55m )

**Parking**

Total floor area 75.4 m<sup>2</sup> (811 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.propertybox.io](http://www.propertybox.io)



welcome to

## Canary Quay, Eastbourne

- Two well-proportioned double bedrooms
- Ground floor waterside apartment
- Direct patio access with marina outlook
- Private balcony from the principal bedroom
- En-suite shower room plus main bathroom

Tenure: Leasehold EPC Rating: C

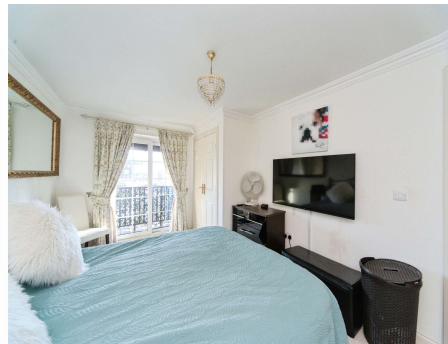
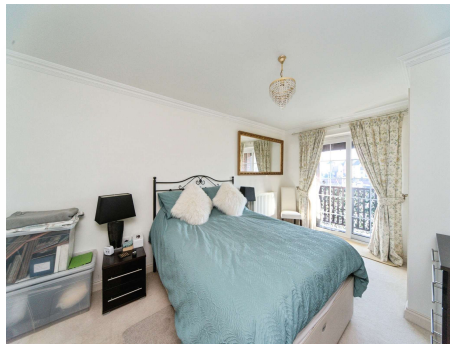
Council Tax Band: D Service Charge: 2500.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 1998. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£240,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/LGL111781](https://fox-and-sons.co.uk/Property/LGL111781)



Property Ref:  
LGL111781 - 0006

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