

FOR SALE



Eastlake Heights, Eastney
Offers In Excess Of £450,000


MARTIN & CO



Eastlake Heights, Eastney

4 Bedrooms, 2 Bathroom

Offers In Excess Of £450,000

- **Luxury Sea Front Property**
- **Four Bedroom Townhouse**
- **Parking**
- **Two Balconies**
- **Modern Throughout**

PROPERTY DESCRIPTION Discover unparalleled luxury in this exquisite four-bedroom townhouse, perfectly nestled in the sought-after Eastlake Heights, where the waters of the Solent meet your doorstep, in a quiet cul-de-sac. This recently refurbished gem offers breathtaking panoramic views, making it a true coastal haven.

Step into a state-of-the-art kitchen that seamlessly blends modern sophistication with the serenity of harbor views. Imagine enjoying your morning coffee in a sun-drenched North West-facing courtyard, accessed through elegant patio doors, as the sunrise paints the sky-pure bliss.

As you explore the ground floor, you'll find a convenient W/C and a versatile sun room, ideal for unleashing your creativity. Ascend the first flight of stairs to discover a grand lounge, bathed in natural light, offering mesmerizing scenic views. The spacious balcony extends your living space, inviting you to savor the endless vistas.

The fourth bedroom, cozy and intimate, is accompanied by a cupboard housing the brand-new Worcester gas combi boiler, ensuring comfort and efficiency. On the second floor, the family bathroom



exudes contemporary elegance with its stylish walk-in shower. The second bedroom offers sweeping sea views, while the third bedroom provides a cozy retreat.

Ascend to the top floor, where a handy storage room greets you before leading into the opulent master suite. This sanctuary is awash with natural light, featuring ample storage and a delightful balcony that offers views as far as The Spinnaker Tower. The en-suite bathroom, just a few steps away, is a haven of luxury with its modern shower and sleek fittings.

Additional features include allocated parking, double glazing throughout, and efficient gas central heating, making this home as practical as it is beautiful.

Don't miss the opportunity to experience coastal living at its finest-schedule your viewing today and secure this remarkable property before it's gone.

LEASEHOLD INFORMATION 999 year lease from 25th December 1986 = 961 Years Left.

£50pa Ground Rent.
£100pa Service Charges.

Please note that Martin & Co have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.

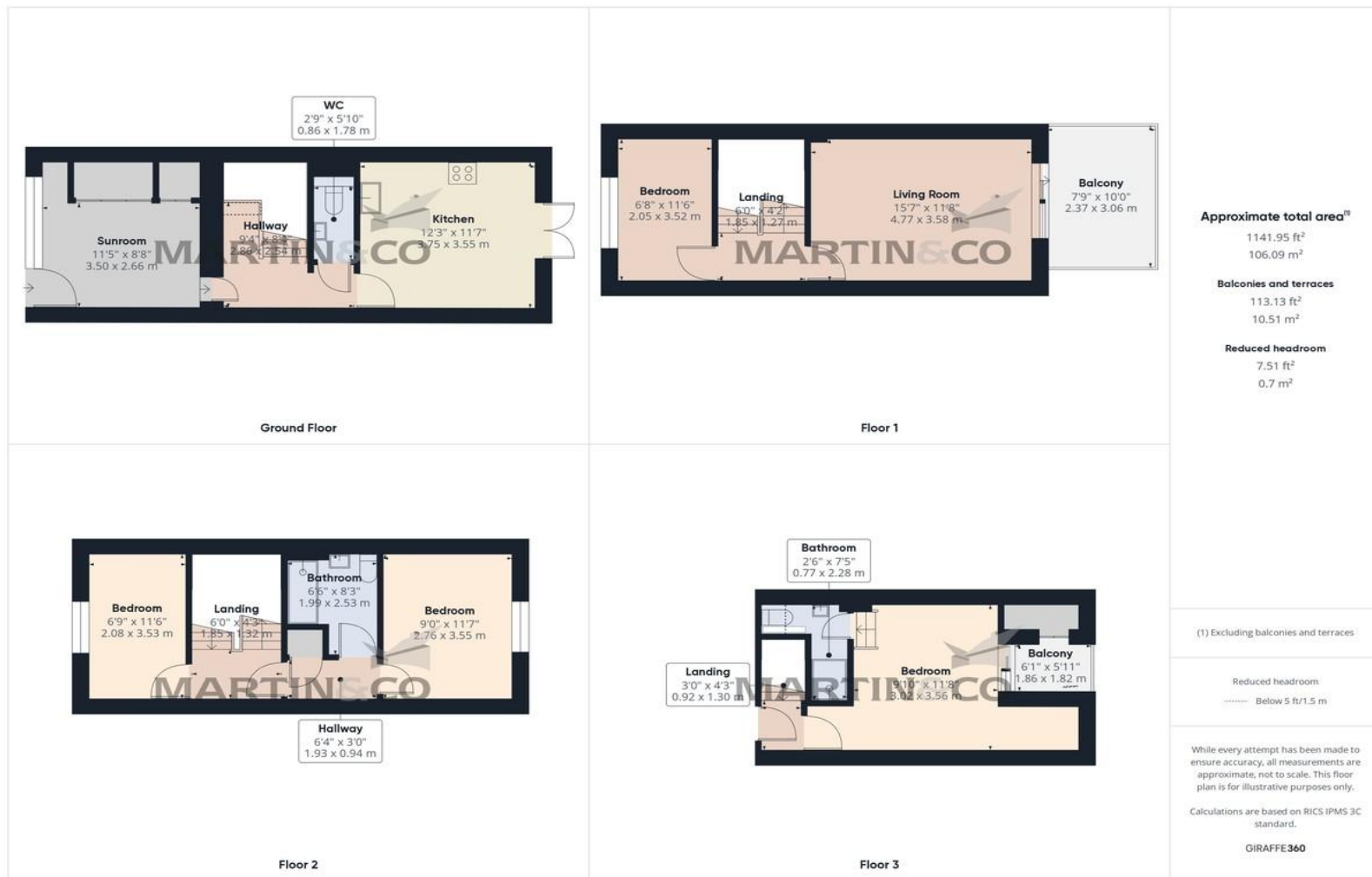
HMRC COMPLIANCE All sellers and buyers will be required to complete online identity checks provided by MoveButler. The cost of these checks is £60 inc. VAT per person which is paid in advance, directly to MoveButler. This charge verifies your identity in line with our obligations as agreed with HMRC.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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Accuracy: 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. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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.