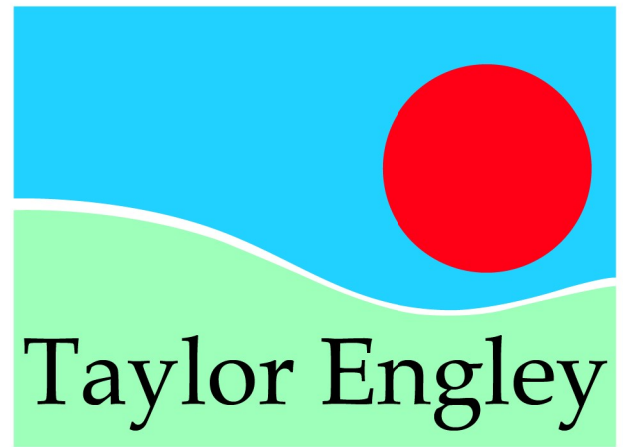


Valuers, Land & Estate Agents  
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East Sussex BN21 4PJ

Tel: 01323 722222  
Fax: 01323 722226

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Plots 3,  
7 & 8  
Available



**7 PORT MORESBY PLACE, EASTBOURNE, BN23 6DW**  
**NEW HOME £795,000 LEASEHOLD**

Taylor Engley are delighted to offer to the market these luxurious, contemporary style, 4 BEDROOMED 2,300 sq ft westerly facing houses finished to a high specification enjoying direct waterside views and secure double garage.

An exciting new development located on the North Harbour offering purchasers the opportunity to secure a new 2,300 sq ft waterside home.

LOWER GROUND FLOOR

**UTILITY ROOM**

.

**DOUBLE GARAGE**

18'1" x 17'1" (5.50 x 5.20)

With roller door.

GROUND FLOOR

**CLOAKROOM**

.

**KITCHEN/FAMILY ROOM**

22'8" x 19'0" (6.90 x 5.80)

Spacious area providing kitchen, dining and reception areas with porcelain flooring leading out to the extensive waterside terrace.

**WATERSIDE TERRACE**

22'8" x 17'5" (6.90 x 5.30)

A particular feature of the property in dramatic contemporary design finished with smoked glass panels.

**BEDROOM 2**

14'9" x 10'2" (4.50 x 3.10)

Built in wardrobes.

**ENSUITE SHOWER ROOM**

Providing Villeroy & Boch sanitary ware, fully tiled in porcelain with wall mounted WC's, walk in wet room style shower with ceiling drench shower heads, frameless shower screen, built in bath.

Marble top built in vanity cupboards with inset wash basin.

FIRST FLOOR

**LIVING/RECEPTION ROOM**

22'8" x 20'0" (6.90 x 6.10)



Superb living space with elevated position providing excellent views across the harbour.

Access via sliding glazed doors.

**BALCONY OVERLOOKING HARBOUR**

Finished with smoked glass panels.

**BEDROOM 3**

15'9" x 8'10" (4.80 x 2.70)

Built in wardrobes.

**JACK & JILL ENSUITE**

Providing Villeroy & Boch sanitary ware, fully tiled in porcelain with wall mounted WC's, marble top built in vanity cupboards with inset wash basin, shower cubicle.

**BEDROOM 4/STUDY**

10'10" x 8'2" (3.30 x 2.50)

Built in wardrobes.

SECOND FLOOR - WATERSIDE MASTER BEDROOM

**BEDROOM**

17'1" x 11'2" (5.20 x 3.40)



**DRESSING ROOM**

11'10" x 7'7" (3.60 x 2.30)

An impressive master suite with elevated south facing waterside views and private terrace.

**BATHROOM**

11'10" x 11'2" (3.60 x 3.40)

Luxury master bathroom with high specification finished and design including rolltop bath, Villeroy & Boch sanitary ware, fully tiled in porcelain with wall mounted WC's, walk in wet room style shower with ceiling drench shower heads, frameless shower screen, built in bath.

Marble top built in vanity cupboards with inset wash basin.

**OUTSIDE**

Large waterside terraces and balcony finished with smoked glass.

**N.B**

Each house is sold with a 999 year lease and a Peppercorn ground rent.

£5000 reservation fee - 50% refundable should the buyer withdraw before contracts are exchanged.

**LOCAL AREA & NETWORKS**

Located at the North Easterly end of the Sovereign Harbour North basin.

**DIRECTIONS**

From the pier proceed to the Sovereign Centre roundabout and take the third exit into Princes Road, at the following roundabout take the third exit into Pevensey Bay Road, proceed straight ahead at the next roundabout and at the following roundabout sign posted Sovereign Harbour North, take the second exit, at the mini roundabout take the first exit into Pacific Drive, continue along and follow the road at the next roundabout and the development will be found on the right hand side.

**VIEWING ARRANGEMENTS**

All appointments are to be made through TAYLOR ENGLELY. We are open 7 days a week.

**OPENING HOURS**

We are open:-  
 8:45am - 5:45pm weekdays  
 9:00am - 5:30pm Saturdays  
 10:00am - 4:00pm Sundays

**MORTGAGE DEPARTMENT**

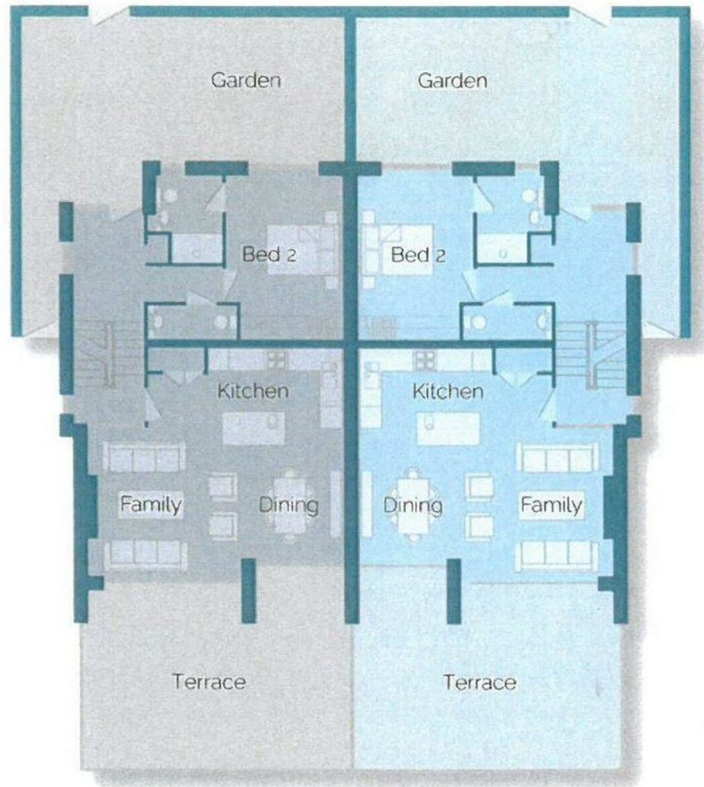
(Independent mortgage specialist) - TAYLOR ENGLELY MORTGAGE SERVICES. Please call the branch and ask for Stuart Duncan.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

Taylor Engley is a trading name of Taylor Engley Limited, registered office Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex BN21 3XE, company number 5477238, registered in England and Wales.

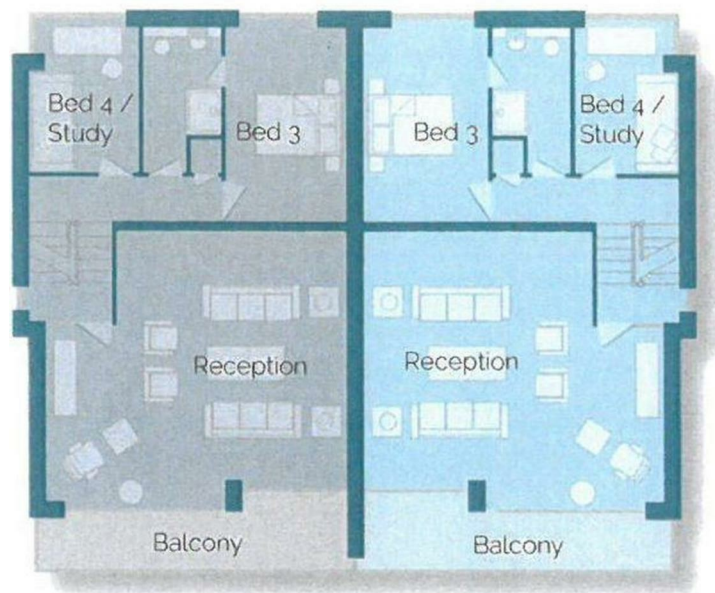
**Floor Plan**

Ground Floor



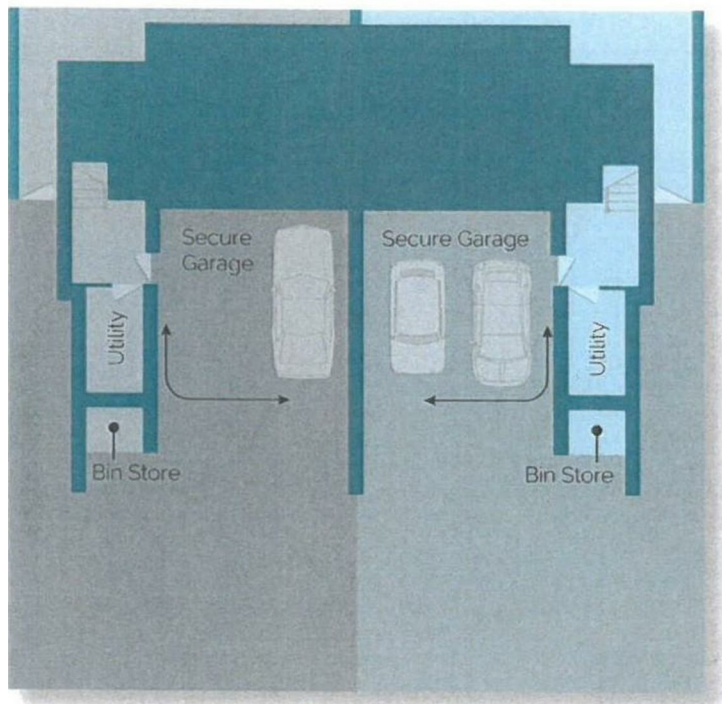
**Floor Plan**

First Floor

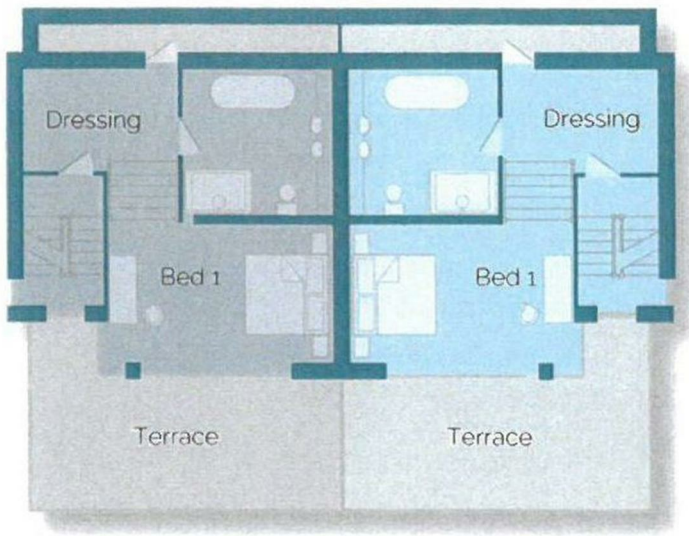


**Floor Plan**

Lower Ground Floor



Second Floor





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays 10.00 a.m - 4.00 p.m Sundays**

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct, but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed. Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

**Also at: 11 High Street, Hailsham, East Sussex BN27 1AL ☎ (01323) 440000 Fax (01323) 440750**

