

HUNT FRAME

ESTATE AGENTS



Flat 10 Harbour Club Apartments , Eastbourne, BN23 5QG

£445,000



A CONTEMPORARY and PARTICULARLY SPACIOUS THIRD FLOOR APARTMENT built to EXACTING STANDARDS and situated at Eastbourne's Prestigious Sovereign Harbour. BENEFITS include a MARINA FACING BALCONY, THREE BEDROOMS, LUXURY EN-SUITE and FAMILY BATHROOM with a SECOND BALCONY (off the master bedroom). Additional merits include under floor heating, with SECURE PARKING, a private store and a SHARE IN THE FREEHOLD.

All the amenities of Sovereign Harbour are only a short walk away with the main Harbour offering a wide range of restaurants, bars and cafes. A little further is The Crumbles Retail Park which offers a range of national brands such as Next, Boots, TK Maxx and a supermarket. While Eastbourne's main line station has direct links to London Victoria and Gatwick Airport.



COMMUNAL ENTRANCE

Lift and staircase to the third floor.

ENTRANCE HALL

Entrance door into a large hallway with mirror fronted sliding double doors allow access to a large storage cupboard, doors off to the sitting room/kitchen, utility room, the three bedrooms and family bathroom, further store cupboard, video entraphone system.

SITTING ROOM/KITCHEN

24'5 x 20'7 max (7.44m x 6.27m max)

Stunning open plan reception/kitchen with glorious direct views across the north harbour with access to a large, private balcony. Decorated and appointed beautifully with the contemporary kitchen enjoying gray fronted floor and wall mounted units with complementary working surfaces, integral fridge and freezer along with a dishwasher, contrasting cupboards above the shaped one and half bowl sink unit, acrylic splashbacks, fitted AEG double oven with microwave oven above, AEG induction hob with matching canopied stainless steel/glass extractor above, under unit lighting, tiled floor, spacious dining/breakfast area, sliding doors to balcony 1.

BALCONY 1

Accessed from the reception/kitchen area with composite decking and a stainless steel handrail with glazing beneath, uninterrupted views across the north harbour and beyond, outside power supply.

BEDROOM 1

20'9 max x 9'2 (6.32m max x 2.79m)

Principal bedroom suite with a large double glazed window to the front aspect with South Downs views, fitted recessed wardrobe with sliding doors to the front, door to balcony 2, to further door to luxury en-suite.

LUXURY EN-SUITE

Comprising of a walk in large shower unit being fully tiled with a ceiling mounted shower unit with a further handled shower beneath, extractor fan, large 'floating' wash hand basin with a cupboard beneath, low level WC with concealed A cistern, storage cupboard, shaver point, large

mirror with light, complementary tiling to the floor.

BALCONY 2

Accessed from the master bedroom with views over the north harbour entrance and towards the South Downs.

BEDROOM 2

13'5 x 9'2 (4.09m x 2.79m)

Double glazed window to the front elevation with distant South Downs views,

BEDROOM 3

9'5 x 7'5 (2.87m x 2.26m)

Double glazed window to the front elevation, views over balcony 2 towards the South Downs.

LUXURY FAMILY BATHROOM

Stunning luxury bathroom of excellent proportions, comprising of a large shower cubicle (matching the ensuite) with a pannelled bath with shower attachment, 'floating' wash hand basin with a cupboard beneath, low level WC with concealed cistern, cupboard and shaver point, light and mirror, recess ceiling lighting, beautifully tiled.

UTILITY ROOM

An excellent addition with plumbing and space for a washing machine with storage above, insert sink unit with cupboards beneath, tiled splashback.

ALLOCATED PARKING

Under ground allocated parking.

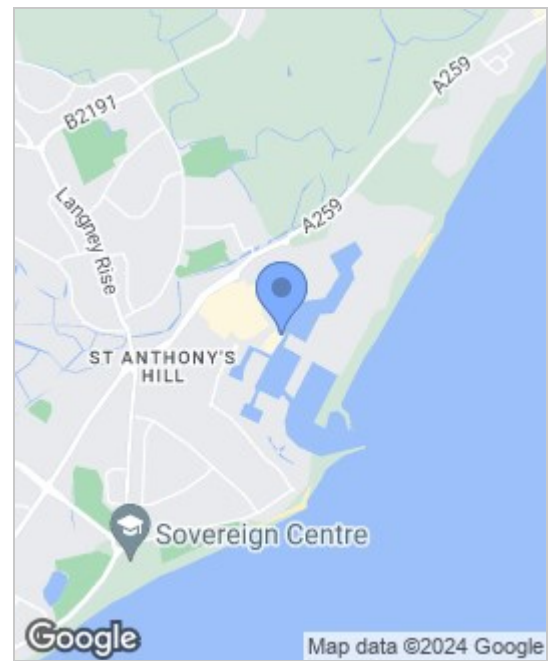
TENURE & OUTGOINGS

Share of Freehold with approximately 109 years remaining Lease.

Service Charge £2295.06 twice yearly

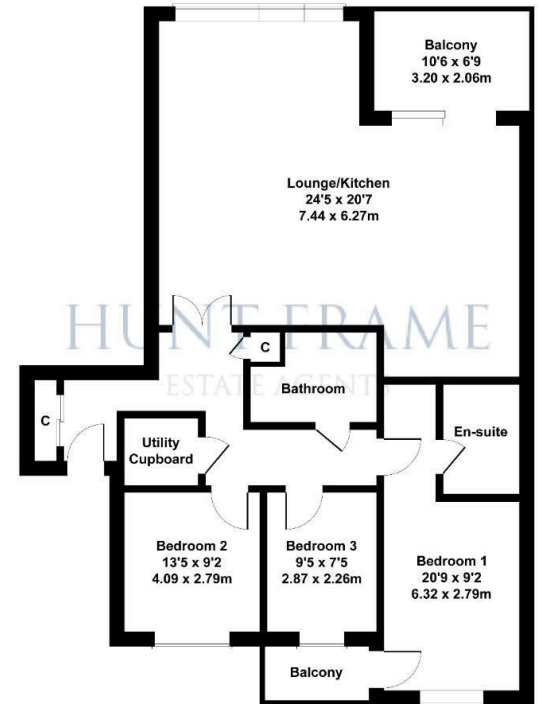
SW & Marina Charge £340.05

Council Tax Band E



10 Harbour Club

Approximate Gross Internal Area
1042 sq ft - 97 sq m



Not to Scale. Produced by The Plan Portal on behalf of Hunt Frame.
For Illustrative.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	83	84	England & Wales	EU Directive 2002/91/EC

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