

# HUNT FRAME

ESTATE AGENTS



**14 Daytona Quay, Eastbourne, BN23 5BN**

**Price Guide £239,950**



TWO BEDROOM, SECOND FLOOR APARTMENT with BALCONY with DIRECT HARBOUR and WATERWAY VIEWS . Well appointed by the current owners, CHAIN FREE with additional merits including a large open plan SITTING/DINING ROOM along with a MODERN KITCHEN, EN-SUITE and FAMILY BATHROOM. The property also benefits from secure underground parking

The property is situated within Sovereign Harbour, providing easy access to Eastbourne's town centre, with its cultural attractions, shopping amenities and entertainment venues. The apartment is ideal for those seeking a peaceful coastal retreat or an active lifestyle by the sea. The Harbour encapsulates the essence of coastal living at its finest, being one of the largest marinas in Europe with facilities to match.



## COMMUNAL ENTRANCE

Staircase and lift to the upper floors.

## HALLWAY

Spacious hallway with a large double cupboard, entryphone system, glass block wall and door to the sitting room, further doors to both bedrooms and bathroom.

## SITTING/DINING ROOM

18'3 max x 16'3 max (5.56m max x 4.95m max)  
Recently re-decorated and re-floored, large L-shaped reception with seating and dining areas, double glazed window to the front aspect, sliding double glazed doors overlooking and giving access to the balcony, two radiators with matching covers, door to kitchen.

## BALCONY

Balustrade to the front, an aspect over the South Harbour waterway.

## KITCHEN

11'4 x 7'7 max (3.45m x 2.31m max)  
Fitted with a modern range of floor standing and wall mounted units with complimentary worktop space, one and half bowl sink unit with mixer tap, tiled splashbacks, open display shelving, pelmet lighting, fitted electric single oven with hob and canopied extractor above, tiled flooring, integral washing machine, dishwasher and fridge/freezer, wall mounted boiler, radiator, double glazed window to the front aspect.

## MASTER BEDROOM

11'9 max x 11'8 (3.58m max x 3.56m)  
Double glazed window to the front aspect, radiator, door to en-suite.

## EN-SUITE

Suite comprising of a shower cubicle with shower unit, glazed door, partly tiled walls, low level Wc and wash hand basin, tiled floor.

## BEDROOM TWO

11'4 x 8'0 (3.45m x 2.44m)  
Double glazed window to the front aspect, radiator.

## FAMILY BATHROOM

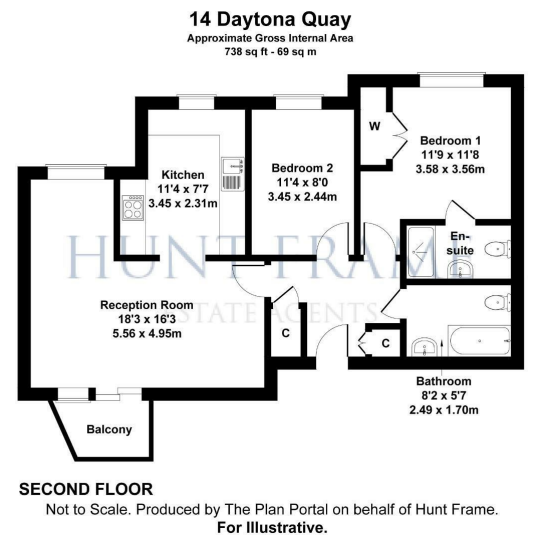
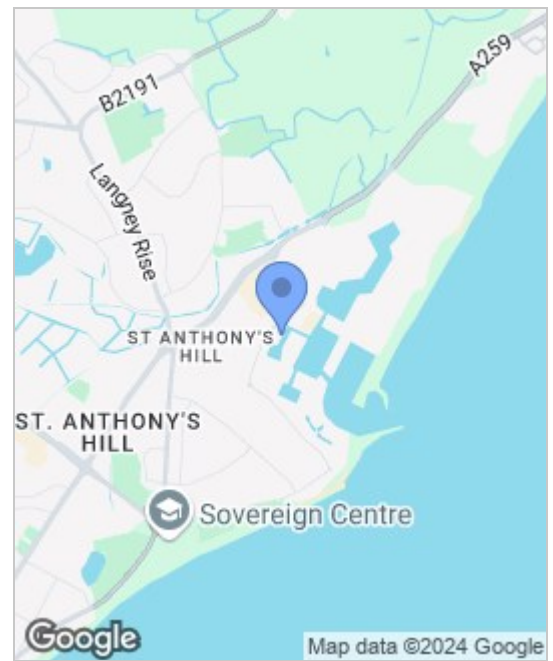
Suite comprising of a panellled bath with shower attachment over, low level Wc and pedestal wash hand basin with mirror over, fully tiled walls and ceiling, ceiling extractor fan.

## PARKING

Allocated undercroft parking space.

## OUTGOINGS

LEASE: 125 YEARS FROM 29/09/1998  
APPROX 99 YEARS REMAINING  
MAINTENANCE: £2200 PER ANNUM  
APPROX  
GROUND RENT: £125 PER ANNUM  
APPROX  
COUNCIL TAX BAND: D  
HARBOUR CHARGE: £340 PER ANNUM



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
Very energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
80	80		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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