



# BROOK GAMBLE



**50 The Portlands, Sovereign Harbour, Eastbourne, BN23 5RD**

**£160,000**

Brook Gamble offer to the market this one bedroom purpose built second (top) floor apartment in Eastbourne's popular Sovereign Harbour development. The property enjoys an OPEN PLAN LOUNGE AND KITCHEN and further benefits include electric heating and ALLOCATED PARKING, as well as a RECENTLY EXTENDED LEASE. Sovereign Harbour's restaurants and bars, and The Crumbles Retail Park are a short distance away, as is Eastbourne seafront. Viewing is considered essential.

Communal front door with entryphone system.  
Stairs to:

### Second Floor Communal Landing

Private front door to:

### Entrance Hall

Entryphone handset. Airing cupboard. Storage cupboard. Electric heater.

**Open Plan Lounge/Kitchen 21'8" x 10'0" (6.60m x 3.05m)**

**Lounge Area 11'11" x 10'0" (3.63m x 3.05m)**



Electric heater. uPVC double glazed window to side. uPVC double glazed window to front.

**Kitchen 9'9" x 8'8" (2.97m x 2.64m)**



Single drainer sink unit with mixer tap and cupboard below. Further drawer and base units with work surfaces over. Space for electric cooker with cooker hood above. Space and plumbing for washing machine. Further appliance space. Breakfast bar. Wall units. Part tiling to walls. uPVC double glazed window to side.

**Bedroom 9'9" x 8'6" (2.97m x 2.59m)**



Built-in wardrobe. Electric heater. uPVC double glazed window to front.

### Bathroom



Panelled bath. Pedestal wash basin. Low level WC. Extractor fan. Part tiling to walls.

### Outside

The property enjoys the benefit of an allocated parking space. Further visitor parking is also available.

### Other Information

Council Tax Band A

The Vendor has advised us of the following information:

Lease: 125 years from 13 December 2023

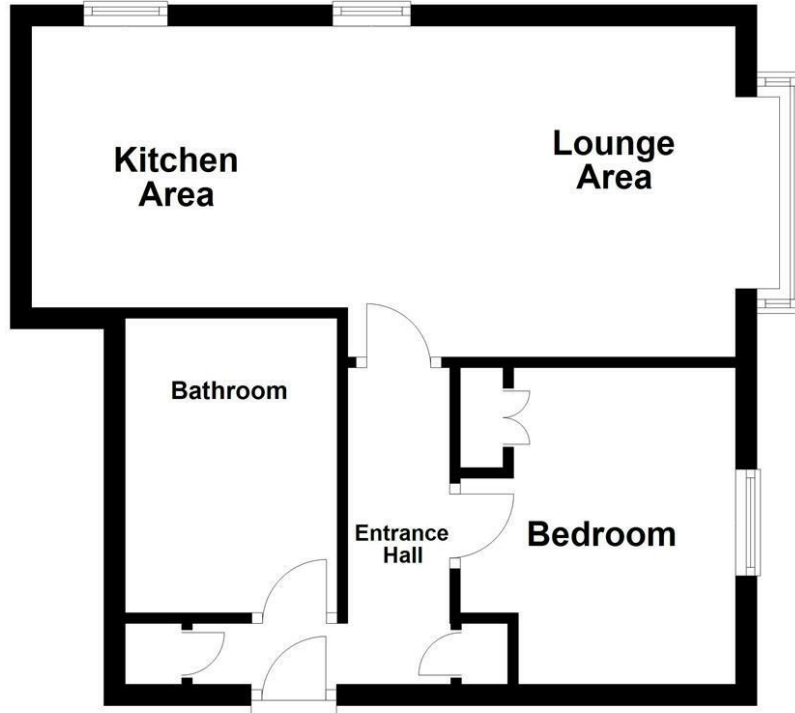
Service charge: £1306.39

Ground rent: one peppercorn per annum

Sovereign Harbour charge: £256.00 per annum.

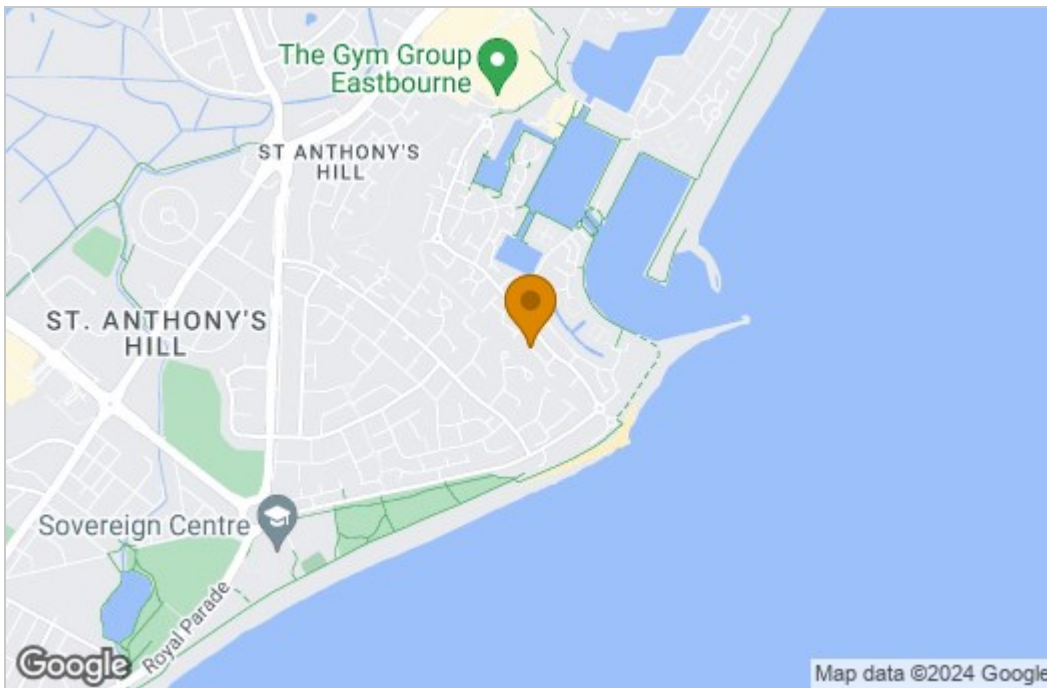
# Floor Plan

## One Bedroom Apartment

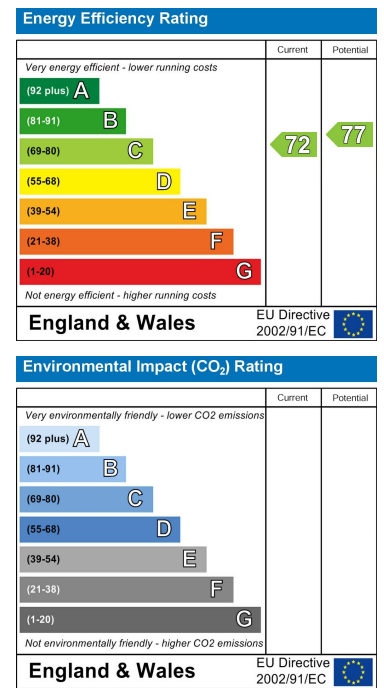


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.