

6 Centauri Court 1 Midway Quay
Eastbourne, BN23 5DA
Guide price £200,000

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Phil Hall Estate Agents welcomes to the market Centauri Court, nestled in the heart of the highly sought-after Sovereign Harbour North development. This exceptional two double bedroom first-floor apartment offers contemporary coastal living just yards from the seafront and marina. With its modern design, spacious layout, and private balcony, this home is perfect for those seeking a blend of style, comfort, and convenience in a prime waterfront location.

Access to the property is provided via a secure entry phone system, leading into a well-maintained communal entrance hall. Residents can take advantage of both stairs and lift access to the first floor, ensuring convenience for all.

Stepping inside, you are greeted by a generously sized L-shaped entrance hall, complete with a built-in storage cupboard, ideal for coats, shoes, and household essentials.

The open-plan living area is bathed in natural light, thanks to the double doors leading onto a private balcony—a perfect spot to unwind and enjoy the fresh sea air. The spacious lounge and dining area provide a versatile space for both relaxation and entertaining.

Designed with both style and practicality in mind, the contemporary kitchen is fitted with a range of wall-mounted and matching base units, complemented by sleek work surfaces. High-quality integrated appliances include a built-in oven, hob, and extractor hood, along with a fridge, freezer, and dishwasher. Additionally, there is space and plumbing for a washing machine, ensuring convenience for everyday living.

Bedroom one is a spacious double bedroom, featuring built-in wardrobes and direct access to a modern ensuite shower room with a walk-in shower cubicle, wash hand basin, and close-coupled WC. Whilst Bedroom two is another well-sized double bedroom with a built-in wardrobe, ideal for guests, family, or a home office.

The main bathroom is stylishly finished and comprises a panelled enclosed bath, wash hand basin, and close-coupled WC.





Guide Price £200,000 to £210,000

LOCATION, LOCATION, LOCATION

The prime location of this apartment is one of its most appealing features, offering the perfect blend of coastal charm and modern convenience. Situated just moments from the beach, residents can enjoy scenic seaside walks, fresh sea air, and stunning views along the coastline. The nearby Sovereign Harbour Marina provides a vibrant waterfront atmosphere, with boats gently moored in the harbour, creating a picturesque and tranquil setting.

For everyday essentials and leisure, the area boasts a fantastic selection of local shops, supermarkets, and amenities, ensuring everything you need is within easy reach. A variety of waterside restaurants, cafés, and bars are also just a short stroll away, offering a range of dining options from relaxed brunch spots to fine dining experiences with marina views. With excellent transport links and recreational facilities nearby, this location provides an unbeatable lifestyle for those seeking both relaxation and convenience.

Entrance Hall

Living Room Area
17'09 x 11'03 (5.41m x 3.43m)

Kitchen/Dining Area
10'02 x 7'04 (3.10m x 2.24m)

Bedroom One
17'09 x 9'11 max (5.41m x 3.02m max)

Ensuite Shower Room
7'01 x 5'11 (2.16m x 1.80m)

Bedroom Two
13'06 x 9'01 (4.11m x 2.77m)

Bathroom
7'02 x 6'10 (2.18m x 2.08m)

Outside

Private Balcony

The private balcony is a standout feature of this stunning apartment, offering a peaceful outdoor retreat with a delightful outlook. Accessible through double doors from the living area, this space is perfect for enjoying morning coffee, alfresco dining, or simply unwinding with fresh coastal air. The generous size allows for outdoor seating, making it an ideal spot to relax while taking in the surroundings. Whether basking in the sunshine during the day or enjoying the evening ambience, the balcony provides a seamless extension of the indoor living space, enhancing the home's appeal.

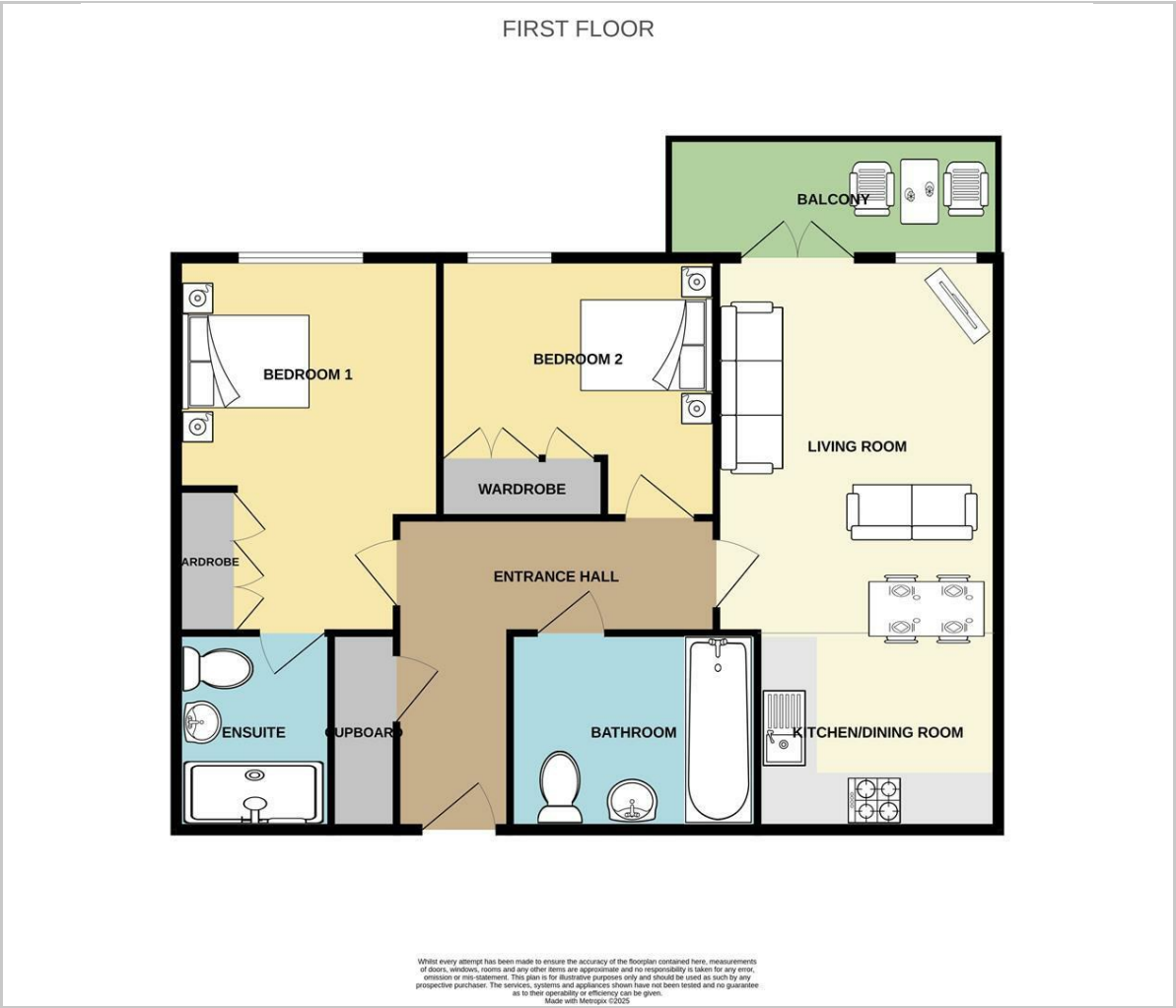
Allocated Parking Space

The property benefits from a dedicated allocated parking space, providing convenience and peace of mind for residents. Situated in a well-maintained and easily accessible area, the parking space ensures a hassle-free parking experience, eliminating the need to search for on-street parking. Whether returning home after a long day or heading out to explore the nearby marina and coastal walks, having a secure and designated parking spot adds to the practicality and desirability of this fantastic apartment.

Lease Information

We have been advised that the property is going through the process of being share of freehold, at present approx 109 years remaining on the lease, service charge £2460 per annum, and harbour charges is £350 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Floor Plan



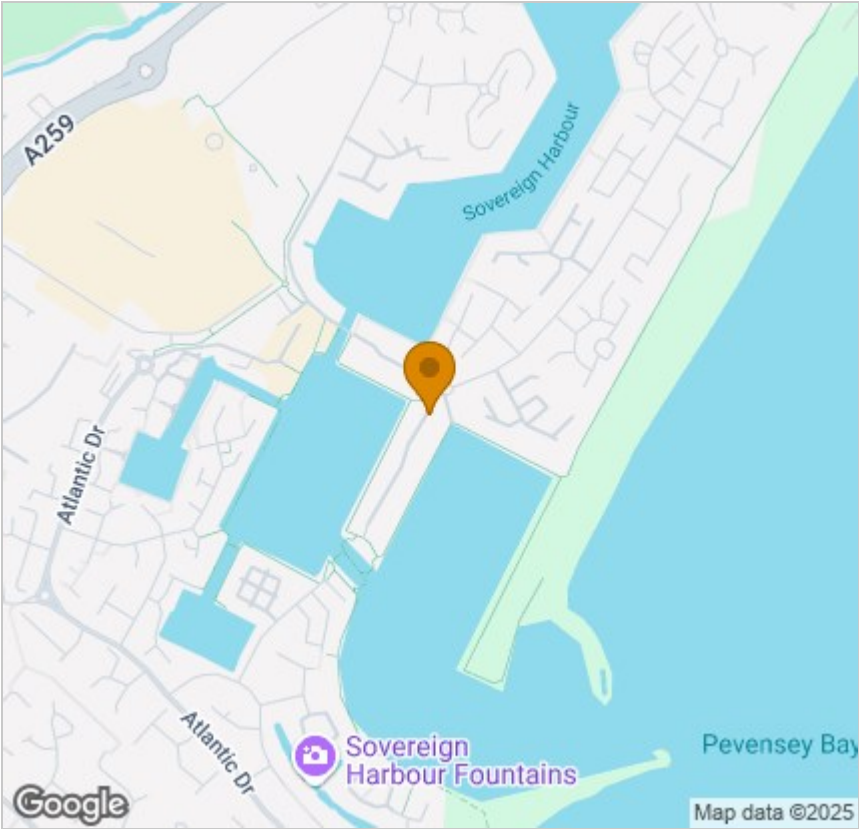
Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

