

**Valuers, Land & Estate Agents**

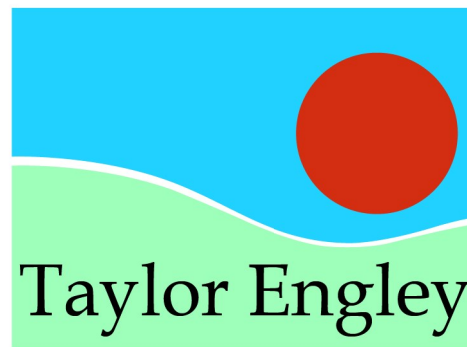
6 Cornfield Road  
Eastbourne  
East Sussex BN21 4PJ

**Tel: (01323) 722222**

**Fax: (01323) 722226**

[eastbourne@taylor-engley.co.uk](mailto:eastbourne@taylor-engley.co.uk)

[www.taylor-engley.co.uk](http://www.taylor-engley.co.uk)



**Flat 12 27 Eugene Way, Sovereign Harbour, Eastbourne, East Sussex, BN23 5BH**  
**Guide Price £255,000 Leasehold**

Taylor Engley are delighted to offer to the market this **TWO BEDROOMED** third (top) floor apartment enjoying far reaching sea views, situated on the north side of Eastbourne Sovereign Harbour. Built by Jones Homes, the apartment features electric heating, double glazed windows, living room, spacious balcony with coastal views, fitted kitchen, two bedrooms, en-suite shower room and jack and jill style bathroom. There is also the advantage of two tandem car parking spaces within a shared garage. EPC

= C





**The property is located in the favoured Sovereign Harbour North area, being within easy access of local bars, restaurants and shops, located at the Sovereign Harbour Retail Park. Eastbourne's town centre is approximately five miles distant and offers a comprehensive range of shopping facilities and mainline railway station.**

**\* ENJOYING FINE SEA VIEWS \* ELECTRIC HEATING \* DOUBLE GLAZED WINDOWS \* LIVING ROOM \* FITTED KITCHEN \* SPACIOUS BALCONY WITH COASTAL VIEWS \* TWO BEDROOMS \* EN-SUITE SHOWER ROOM \* JACK & JILL STYLE BATHROOM \* TWO TANDEM CAR PARKING SPACES WITHIN SHARED GARAGE \***



## The accommodation

Comprises:

### Communal Entrance Hall

With stairs rising to third (top) floor.

### Front Door

Opening to:

### Hall

Electric heater, double cloaks cupboard, security entryphone, double doors opening to:

### Living Room

16'6 x 10'8 (5.03m x 3.25m)

Electric heater, television point, double aspect room with window to side and patio door opening to:

### Balcony

Spacious balcony enjoying fine coastal views.

### Kitchen

10'2 x 6'11 (3.10m x 2.11m)

Measurements including depth of fitted units.

A selection of eye and base level units with work surface, one and a half bowl stainless steel sink unit with mixer tap, integrated oven and induction hob with extractor fan over, further integrated appliances include fridge, freezer, dishwasher and washing machine. Part tiled walls and outlook to front.

### Bedroom 1

15'6 max x 9' plus recess (4.72m max x 2.74m plus recess)

Electric heater, door opening to balcony and door to:

### En-suite Shower Room

Having a shower cubicle, low level w.c, wash hand basin, heated towel rail, tiled walls.

### Bedroom 2

10'2 x 8'11 (3.10m x 2.72m)

Having Juliette balcony to front, electric heater, door opening to:

### Jack & Jill Style Bathroom

Also accessible via entrance hall.

Having bath with shower attachment, low level w.c, wash hand basin set into cabinet, cupboard housing water tank, electrically heated towel rail, window to front.

### Tandem Car Parking Spaces

Within Garage.

Two car parking spaces within shared garage, Up and over door to front, personal door opening to communal entrance hall.

### N.B

We are informed by our client of the following, Managing agent is Wildheart.

The service charge for the period January - 1st July to the 30 September 2024 is £596.34.

Ground rent for the period 1 January 2024 - 31 December 2024 £140.00 The ground rent increases every 25 years throughout the term of the lease.

Annual Sovereign Harbour charge for 2024 £340.05. The lease is 125 years from January 2003.

(All details concerning the terms of lease and outgoings are subject to verification).

### BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:  
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

### COUNCIL TAX BAND:

Council Tax Band - D Eastbourne Borough - currently £2416.45 until 31st March 2025.

### 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.

### VIEWING ARRANGEMENTS:

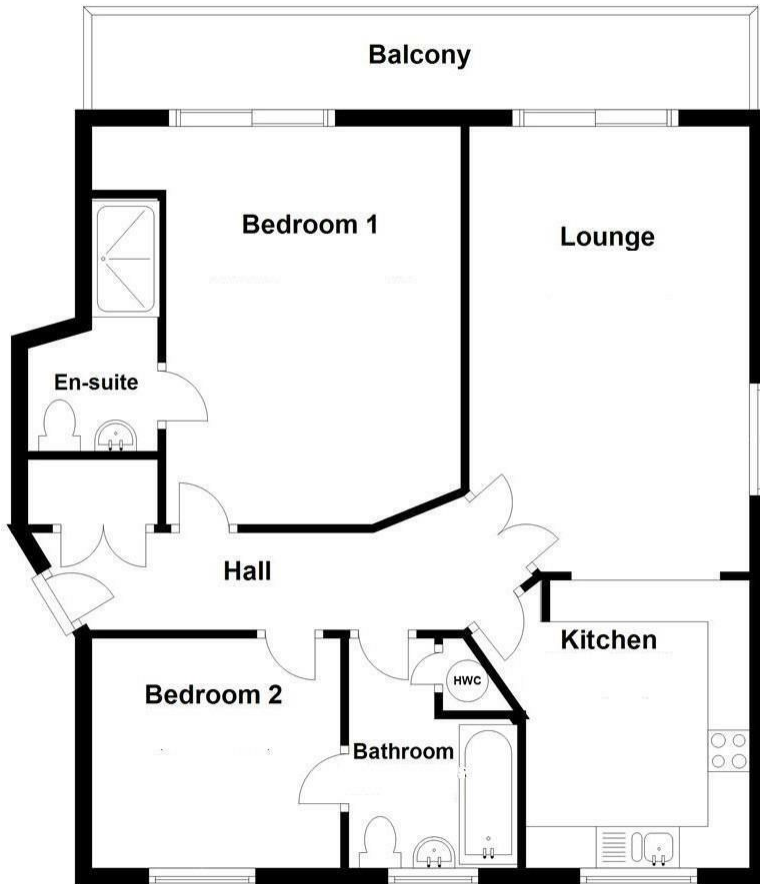
All appointments are to be made through TAYLOR ENGLELY.





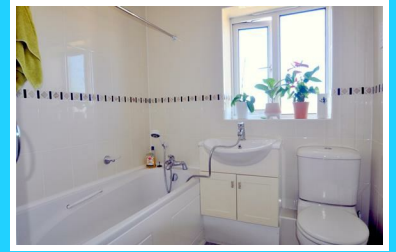
## Floor Plan

Approx. 72.8 sq. metres (783.5 sq. feet)



Total area: approx. 72.8 sq. metres (783.5 sq. feet)

**Flat 12, 27, Eugene Wav, Eastbourne**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		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**

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.

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.

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