

Valuers, Land & Estate Agents

6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

Tel: (01323) 722222

Fax: (01323) 722226

eastbourne@taylor-engley.co.uk

www.taylor-engley.co.uk

est. 1978



Taylor Engley



102 Macquarie Quay, Sovereign Harbour, Eastbourne, East Sussex, BN23 5AU

Guide Price £259,950 Leasehold

ENJOYING EXCELLENT VIEWS OF THE OUTER HARBOUR - an opportunity arises to acquire this TWO BEDROOMED SECOND FLOOR APARTMENT forming part of this popular purpose built block, located in the Sovereign Harbour North. The apartment is offered with the benefit of gas fired central heating and double glazed windows and has features that include a balcony with outer harbour views, 20'0 x 9'6 fitted kitchen/dining room, two bedrooms - one with en-suite, separate bathroom and an allocated under block car parking space. Local shopping facilities can be found at the nearby Sovereign Retail Park and at the newly opened ALDI supermarket whilst comprehensive shopping facilities with a mainline railway station can be found in Eastbourne's town centre approximately 4.5 miles distant.



The block is situated in the popular Sovereign Harbour North area being with walking distance of the beach and the Sovereign Harbour bars and restaurants. Local shopping facilities including ASDA and ALDI can be found at the Sovereign Harbour Retail Park. Eastbourne's town centre which offers a comprehensive range of shopping facilities and mainline railway station is approximately four and a half miles distant.

*** COMMUNAL ENTRANCE HALL * LIFT AND STAIRS * SECOND FLOOR LANDING * PRIVATE ENTRANCE HALL * LIVING ROOM * BALCONY WITH SEA VIEWS * KITCHEN/DINING ROOM * 2 DOUBLE BEDROOMS * EN-SUITE SHOWER ROOM * BATHROOM/WC * UNDER BLOCK PARKING * SEA AND HARBOUR VIEWS * CHAIN FREE**



The accommodation

Comprises:

COMMUNAL ENTRANCE HALL

With lift and stairs rising to:

SECOND FLOOR LANDING

Private front door opening to:

HALLWAY

22'7 x 2'11 (6.88m x 0.89m)

With security entry phone, store cupboard with eye level fuse box, telephone point, cupboard housing recently installed Ideal combination boiler for the provision of gas fired central heating and domestic hot water with slatted shelving.

LIVING ROOM

13'2 x 10'6 (4.01m x 3.20m)

Upvc patio doors to sun balcony, coved ceiling, laminate walnut style flooring, radiator, television and satellite points.

BALCONY

11'7 x 6'3 (3.53m x 1.91m)

Enjoying excellent views of the outer harbour with the sea beyond.

KITCHEN/DINER

20'0 x 9'6 (6.10m x 2.90m)

With a comprehensive range of matching eye and base level units with complimentary moulded worktop surfaces over with inset one and a half bowl single drainer stainless steel sink unit with mixer taps. Range of integrated appliances including washer dryer, slimline dishwasher, fridge and freezer, four burner stainless steel gas hob with extractor above, electric stainless steel oven below, part tiled walls with complimentary ceramic tiled flooring with upvc windows to front. Dining area with additional windows to front

BEDROOM ONE

12'2 x 9'9 (3.71m x 2.97m)

With upvc windows to rear, radiator, coved ceiling, television and FM point, built in double wardrobes, door to:

EN SUITE SHOWER ROOM/WC

7'2 x 7'1 (2.18m x 2.16m)

Spacious double shower cubicle with chrome thermostatic shower unit over panelled enclosure, pedestal hand wash basin with chrome fittings, dual flush wc, ceramic tiled flooring with complimentary wall tiling, extractor, chrome heated towel rail.

BEDROOM TWO

16'0 x 9'6 (4.88m x 2.90m)

With upvc windows to front, radiator, coved ceiling.

GUEST BATHROOM

6'4 x 6'1 (1.93m x 1.85m)

With a white suite comprising panelled bath with chrome grippers and mixer taps with shower attachment over, glazed shower screen, dual flush wc, pedestal hand wash basin with chrome mixer taps, low level wc, chrome heated towel rail, ceramic tiled flooring with complimentary wall tiling, extractor.

UNDERBLOCK PARKING

Underblock car parking space number 102.

N.B

We have been informed by our clients of the following:

Term of lease 125 years from 1st January 2003.

Managing Agents - Wishtower Property Management on behalf of Victoria Quay Management Company Limited
Service Charge 1 January 2025 - 31 December 2025 Estate charge is £2218.00 per annum
Ground rent due as at 01/01/2025 £100

Annual ground rent - During the first 25 years of the term yearly rent is £100, during the second 25 year term £150, during the third 25 year term £200, during the fourth term £250 and during the remainder of the term £300.

Sovereign Harbour (Sea Defences) annual estate rent charge - £345.60 for 2025.

(All outgoings and terms of lease 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

COUNCIL TAX BAND:

Council Tax Band - 'D' Eastbourne Borough Council.

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.

OPENING HOURS

We are open:-

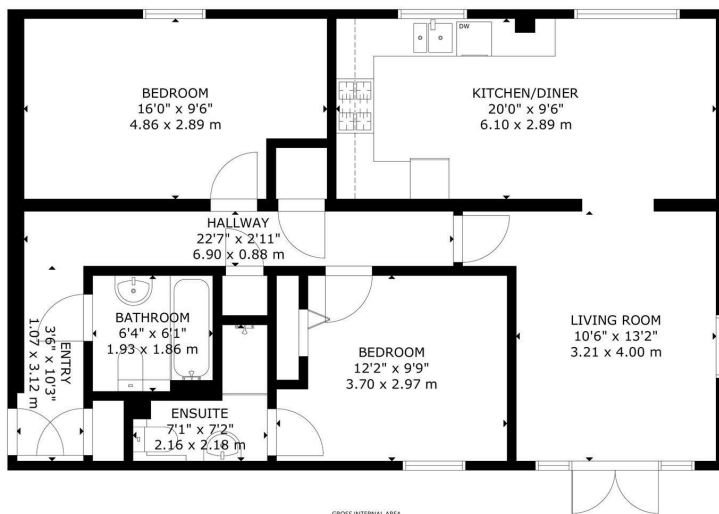
8:45am - 5:45pm weekdays

9:00am - 5:30pm Saturdays



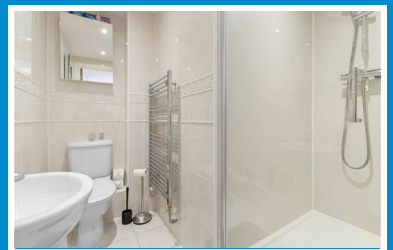






FLOOR 1

GROSS INTERNAL AREA
TOTAL: 71 m²/750 sq ft
FLOOR 1: 79 m²/850 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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