

Valuers, Land & Estate Agents

6 Cornfield Road

Eastbourne

East Sussex BN21 4PJ

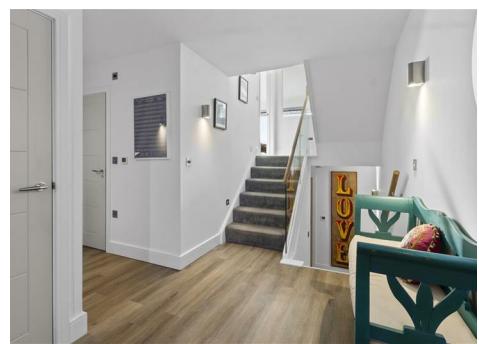
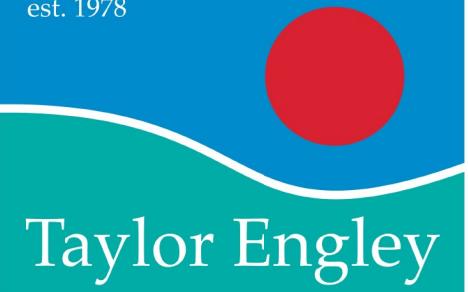
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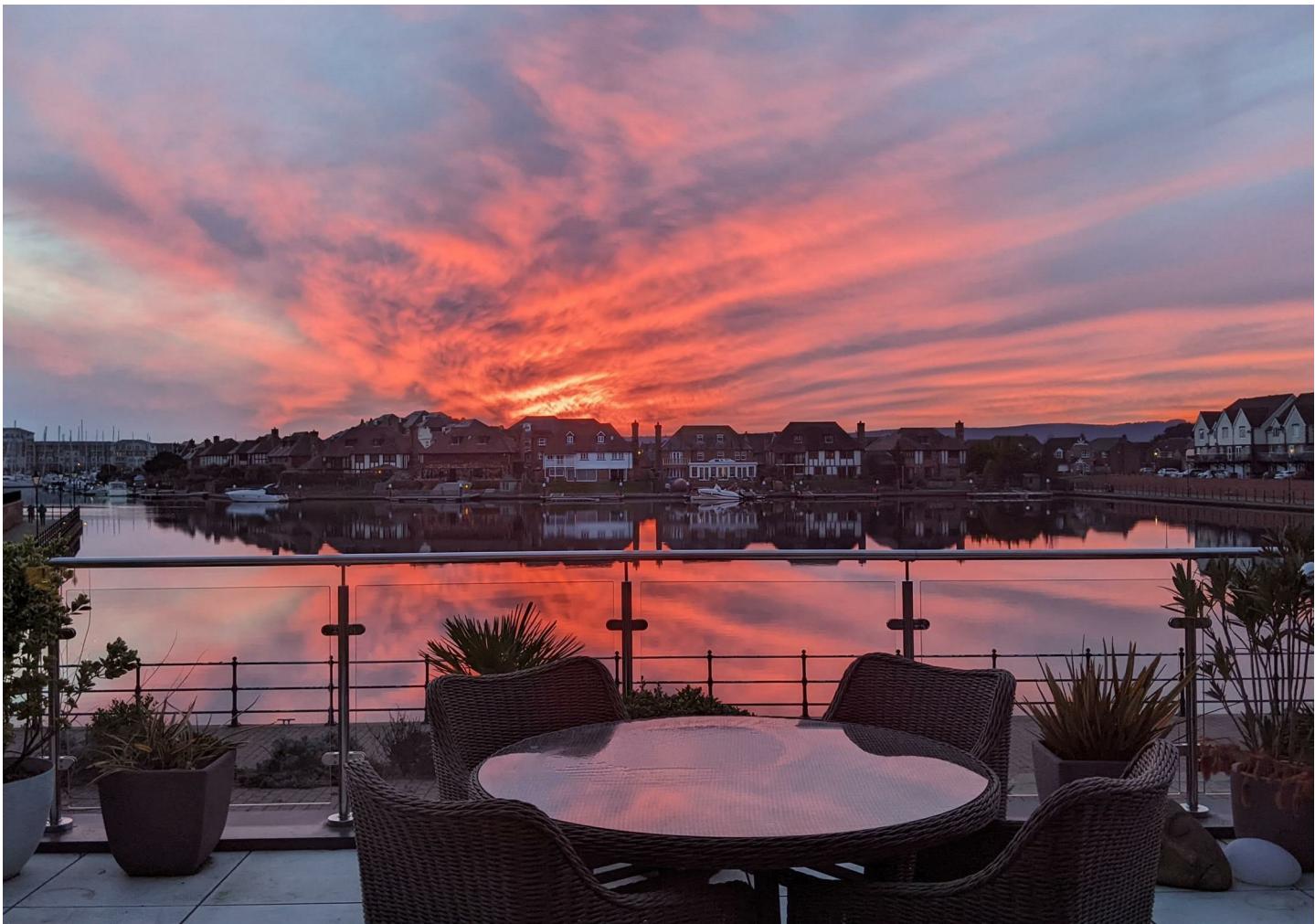
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**2 Port Moresby Place, Sovereign Harbour, Eastbourne, East Sussex, BN23 5BL**  
**Guide Price £1,050,000 Share of Freehold**

PRICE RANGE £1,050,000 - £1,090,000 An excellent opportunity to purchase this unique FIRST TIME AVAILABLE FOUR BEDROOMED EXCLUSIVE CONTEMPORARY WATERSIDE HOME IN A PRIVATE GATED DEVELOPMENT IN THE FAVOURED NORTH HARBOUR LOCATION. The property benefits from underfloor heating to all floors, sealed unit triple glazing, luxury fitted kitchen/dining room, spacious living room and is considered in immaculate decorative order throughout. Additionally, the property offers three bathrooms, integral ground floor double garage, large sun terraces to rear with a south westerly aspect. Fully fitted alarm system and Comlit video entry intercom on each floor. Conveniently located to local supermarkets and Sovereign Retail Park and within four miles of Eastbourne's town Centre, its mainline railway station, theatres, comprehensive shopping and seafront.



The property is situated in the popular Sovereign Harbour North area being within walking distance of the beach and the Sovereign Harbour Waterfront bars and restaurants. Local shopping facilities 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 within four miles.

**LOWER GROUND FLOOR:- UTILITY ROOM, DOUBLE GARAGE, STORE ROOM**

**GROUND FLOOR:- CLOAKROOM/WC, LUXURY KITCHEN/FAMILY ROOM, LARGE WATERSIDE TERRACE, GUEST BEDROOM WITH EN-SUITE SHOWER ROOM/WC**

**FIRST FLOOR:- SPACIOUS LIVING/RECEPTION ROOM, UPPER SUN TERRACE , TWO FURTHER BEDROOMS, SHOWER ROOM/WC**

**SECOND FLOOR:- MASTER BEDROOM SUITE WITH DRESSING ROOM AND LUXURY EN-SUITE BATHROOM/SHOWER/WC, LARGE OUTSIDE WATERSIDE TERRACE WITH STUNNING VIEWS**



## LOWER GROUND FLOOR

### UTILITY ROOM

6'9 x 5'1 (2.06m x 1.55m )

With plumbing and space for washing machine and tumble dryer, wall mounted ideal gas boiler for the provision of domestic hot water and underfloor heating. Fitted storage with integral stainless steel sink with mixer taps, extractor.

### DOUBLE GARAGE

18'1 x 17'1 (5.51m x 5.21m )

With electric roller doors, power and light, private access door to lower ground hallway.

## GROUND FLOOR

### ENTRANCE HALL

Double opening contemporary doors, Comlit video entry system, Storage.

### CLOAKROOM/WC

With Porcelanosa contemporary white sanitary ware comprising close coupled wc and built-in vanity unit with inset wash hand basin, fully tiled with underfloor heating.

### GUEST BEDROOM (TWO)

14'9 x 10'2 (4.50m x 3.10m )

Triple glazed windows to front, underfloor heating, television point, USB points.

### EN SUITE SHOWER ROOM/WC

10'9 x 5'0 (3.28m x 1.52m )

With contemporary white Porcelanosa sanitary ware comprising fully tiled Porcelanosa wall and floor tiles with shower cubicle with thermostatic shower unit over. Built-in Porcelanosa vanity unit with inset hand wash basin and low level wc, chromed heated towel rail, extractor.

### LUXURY KITCHEN/BREAKFAST ROOM

22'8 x 18'4 narrowing to 12'2 (6.91m x 5.59m narrowing to 3.71m )

With a comprehensive range of integrated Neff appliances including double oven, ceramic induction hob, fridge and freezer, dishwasher, range of matching eye and base level units with white quartz worktop surfaces over, inset single drainer sink unit with mixer taps, underfloor heating, television point and USB ports, triple glazed picture windows giving access to:

### WATERSIDE TERRACE

22'8 x 17'5 (6.91m x 5.31m )

An impressive feature of the property with extensive waterside views and contemporary design, white ceramic tiled flooring, south westerly aspect with glazed panels, lighting, power sockets and water tap.

## FIRST FLOOR

### LIVING/RECEPTION ROOM

22'8 x 20'0 (6.91m x 6.10m )

Spectacular spacious living space with extensive waterside views through the triple glazed picture sliding windows with a south westerly view over the harbour. Underfloor heating, contemporary feature fireplace, television point, USB ports, triple glazed picture sliding windows giving access to:

### BALCONY OVERLOOKING HARBOUR

With further south westerly views over the harbour, white ceramic tiled flooring with glass panels, lighting and power sockets.

### BEDROOM THREE

15'9 x 8'10 (4.80m x 2.69m)

Underfloor heating, triple glazed windows to front, television point and USB ports.

### SHOWER ROOM/WC

Contemporary white Porcelanosa sanitary ware, fully tiled with Porcelanosa tiles, wall mounted wc, walk-in shower with thermostatic large rainforest shower unit over, underfloor heating, chromed heated towel rail, extractor.



### BEDROOM FOUR (CURRENTLY USED AS A STUDY)

10'9 x 8'2 (3.28m x 2.49m )

Triple glazed double aspect windows to front, underfloor heating, television point and USB ports.

## SECOND FLOOR

### DRESSING AREA

9'10 x 7'6 (3.00m x 2.29m )

With a spacious dressing area with a comprehensive range of built-in double and triple wardrobes, underfloor heating, leading to:

### LUXURY BATHROOM/WC

11'10 x 11'2 (3.61m x 3.40m )

Luxury white suite with high specification Porcelanosa sanitary ware, fully tiled in contemporary Porcelanosa tiled with spacious walk-in shower area with rainforest shower head over frameless shower screen, oval shaped free standing bath with shower head unit, two wall mounted hand wash basin vanity units with chrome monobloc mixers, contemporary full width skylight roof, ceramic tiled flooring with underfloor heating, chromed heated towel rail, extractor.

### WATER SIDE MASTER BEDROOM SUITE

17'1 x 11'2 (5.21m x 3.40m )

Double aspect windows and triple glazed picture sliding windows onto an impressive south westerly facing terrace with extensive harbourside views, underfloor heating, television point, USB ports and Comlit video entry system.

### OUTSIDE

A stunning large south westerly aspect terrace with uninterrupted views of the waterside and South Downs. Finished with white ceramic floor tiling and glass panels, lighting, power sockets and water tap.

### N.B.

The property is being sold with a 999 year lease with a peppercorn ground rent as of 2016. Each property in the development owns 1/8th Share of the Freehold.

Maintenance charges are presently £1,600.00 per annum. HML are the current managing agents with the development also having their own management company.

Sovereign Harbour Charges are presently £346.10 per annum

Superfast full fibre broadband connection.

### COUNCIL TAX BAND:

Council Tax Band - 'G' Eastbourne Borough Council.

### 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)

### 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.

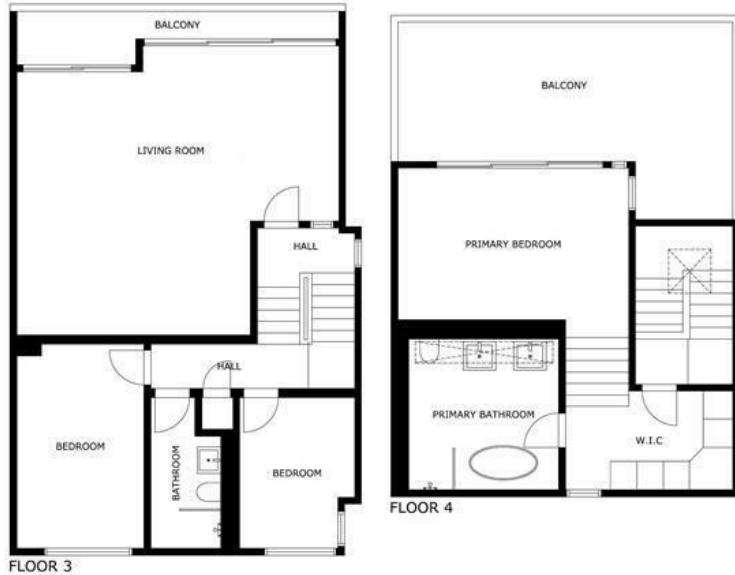
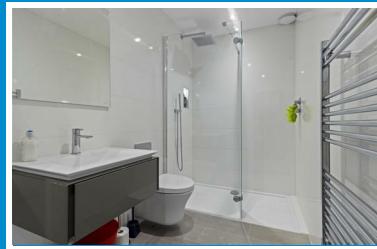
### VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.









FLOOR 3



FLOOR 1

**GROSS INTERNAL AREA**  
 TOTAL: 209 m<sup>2</sup>/2,260 sq ft  
 FLOOR 1: 40 m<sup>2</sup>/430 sq ft, FLOOR 2: 45 m<sup>2</sup>/487 sq ft  
 FLOOR 3: 77 m<sup>2</sup>/832 sq ft, FLOOR 4: 47 m<sup>2</sup>/511 sq ft  
 EXCLUDED AREAS: GARAGE: 30 m<sup>2</sup>/319 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	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.

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