



Key Features

- ◆ CHAIN FREE
- ◆ Two-bedroom, two-bathroom, apartment
- ◆ Large private terrace overlooking harbour and beach
- ◆ Secure, underground and gated, allocated parking
- ◆ Leasehold
- ◆ EPC rating C

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San Juan Court, Sovereign Harbour South, Eastbourne

£285,000



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Northwood are delighted to welcome to market, CHAIN FREE, this stunning two-bedroom, two-bathroom, apartment in the sought after Sovereign Harbour area.

Accommodation comprises living room, modern fitted kitchen with integrated appliances, two double bedrooms, shower room with walk-in shower and en suite.

Further benefits include large sun terrace opening onto the harbour and beach, double-glazing throughout, lift and secure, underground and gated, allocated parking.

Located in the sought-after Sovereign Harbour South, directly overlooking the harbour and beach, this beautiful apartment is close to the Waterfront restaurants, The Haven primary school and the Sovereign Harbour Retail Park. With the beach on your doorstep, this lovely apartment is perfectly situated to make the most of life on the Sunshine Coast.

Sovereign Harbour is to the east of Eastbourne town centre. Formerly known as The Crumbles, this sought-after marina development opened in 1993 and consists of five separate harbours, a retail park and a mixture of permanent and holiday properties. Sovereign Harbour is Northern Europe's largest composite marina complex.





Please view our immersive virtual tour (provided free of charge to all vendors) to fully appreciate this fantastic property: <https://tour.giraffe360.com/964d641223fe43449464c52699921913/>

Mobile Phone Coverage and Broadband speeds can be checked on the Ofcom website: <https://checker.ofcom.org.uk/>

Council Tax: Band D £2532

Lease: 125 years from 01/04/2003

Ground Rent: £100 per annum

Service Charge: £2600 per annum

Harbour Charge: £330 per annum

Exterior and Approach

San Juan Court is an open square surrounding a communal garden on the outer harbour of Sovereign Harbour South, meters from the fountains and Martello Tower 66.

Once through the secure communal entrance, a lift or stairs take you to the apartment door

Hall

3.71m x 1.73m (12'2" x 5'8")

Carpeted, centrally located entrance hall with, radiator, two storage cupboards and doors to all rooms

Living Room

4.07m x 3.89m (13'5" x 12'10")

Good-sized living room, carpeted with two radiators and uPVC double-glazed French doors to sun terrace

Kitchen

2.6m x 2.41m (8'6" x 7'11")

Modern fitted kitchen with inset spotlights, laminate flooring and grey, stone-effect laminate worktop over wood-effect cabinets, stainless steel cooker hood over stainless steel gas hob and built-under electric oven with integrated fridge-freezer, dishwasher and washer/dryer







Bedroom One

3.29m x 2.91m (10'10" x 9'6")

Good-sized double bedroom, carpeted with radiator, built-in wardrobes and uPVC double-glazed window to rear aspect and door to sun terrace

En Suite

1.99m x 1.81m (6'6" x 5'11")

En Suite shower room, tiled in white with inset spotlights, extractor fan, heated towel rail and white suite comprising basin with vanity unit, WC and shower cubicle

Bedroom Two

3.49m x 3.45m (11'6" x 11'4")

Good-sized double bedroom, carpeted with radiator, built-in wardrobes and uPVC double-glazed window to front aspect

Shower Room

2.32m x 1.69m (7'7" x 5'6")

Large shower room, tiled in sandstone-effect tiles with inset spotlights, extractor fan, heated towel rail and white suite comprising basin, WC and large walk-in shower.

This room was designed to be a wet room - the shower screen can be removed to restore it

Sun Terrace

Expansive, east-facing sun terrace, directly facing the harbour, accessed from the living room and bedroom, paved with gated access to promenade and beach

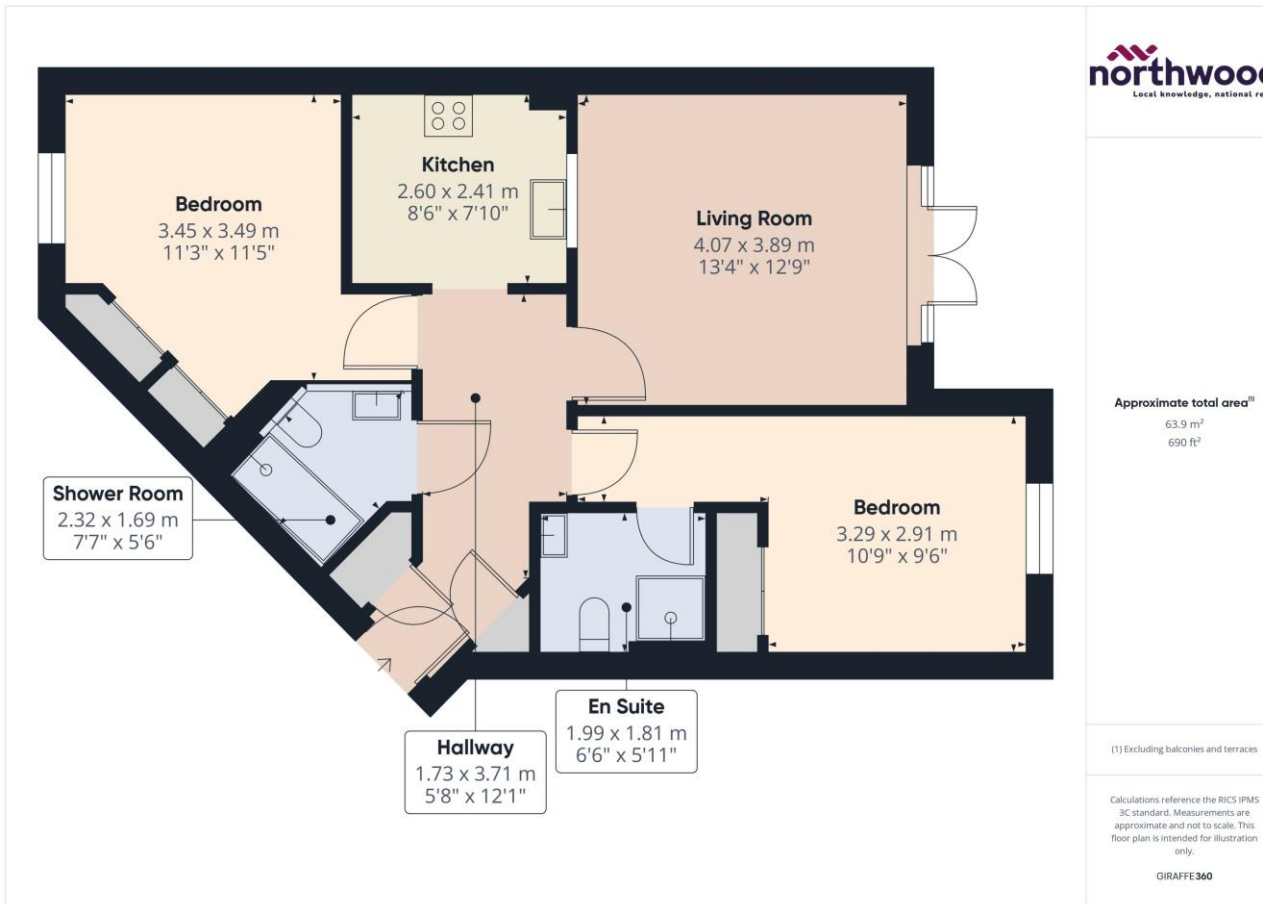
Parking

Secure, underground and gated, allocated parking space accessed via a remote-controlled gate.

Visitors spaces are also available surrounding the communal garden.







Northwood

81-83 South Street

Eastbourne

BN21 4LR

01323 744544

eastbourne@northwooduk.com