TOWN FLATS

01323 416600

Leasehold

2 Bedroom | 1 Reception | 2 Bathroom

Guide Price
£210,000 - £230,000



26 Canary Quay, Eastbourne, BN23 5UT

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An excellent opportunity to acquire this well presented two bedroom first floor apartment, enviably situated within the prestigious Canary Quay development at Sovereign Harbour South, enjoying delightful views across the harbour from its private sun balcony. Offered to the market with no onward chain, this spacious apartment offers well proportioned accommodation throughout. The property features a generous lounge/dining room with direct access to the sun balcony. The separate kitchen is well appointed, whilst the principal bedroom benefits from an en-suite shower room, complemented by a second double bedroom and a modern family bathroom. Further benefits include secure undercroft allocated parking and a lockable bike store, adding to the convenience and practicality of this superb waterside home. Ideally located within one of Eastbourne's most desirable marina developments, the property is just a short stroll from Sovereign Harbour's wealth of amenities, including an excellent selection of restaurants, cafés, bars and shops, as well as the nearby seafront and picturesque coastal walks. Combining spacious accommodation, an enviable waterside setting and excellent facilities, this outstanding apartment would make an ideal permanent residence, weekend retreat or investment opportunity.

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Main Features

- Well Presented Harbour Apartment Within The Prestigious Canary Quay Development
- 2 Bedrooms First Floor
- Spacious Lounge/Dining Room
- Sun Balcony With Views Towards The Inner Harbour
- Fitted Kitchen/Breakfast Room
- Master Bedroom With En-Suite Shower Room/WC
- Modern Bathroom/WC
- Double Glazing
- Secure Undercroft Allocated Parking
- Short Walk To Sovereign Harbour Restaurants, Shops & Beaches

Entrance
Communal entrance with security entry phone system. Stairs to first floor private entrance door to -

Hallway
Radiator. Entryphone handset. Double cupboard.

Lounge/Dining Room
17'7 x 15'7 (5.36m x 4.75m)
2 Radiators. Door to kitchen. Double glazed window. Double glazed sliding patio door to -

Sun Balcony
With views towards the inner harbour.

Fitted Kitchen/Breakfast Room
10'11 x 7'1 (3.33m x 2.16m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in electric hob and oven under. Extractor cooker hood. Integrated fridge/freezer. Plumbing and space for washing machine. Radiator. Double glazed window.

Bedroom 1
11'4 x 11'1 (3.45m x 3.38m)
Radiator. Built-in wardrobe. Double glazed window. Door to -

En-Suite Shower Room/WC
Suite comprising shower cubicle. Low level WC. Pedestal wash hand basin. Heated towel rail. Extractor fan.

Bedroom 2
10'11 x 7'10 (3.33m x 2.39m)
Radiator. Double glazed window.

Modern Bathroom/WC
Suite comprising panelled bath with chrome mixer tap, shower over and shower screen. Low level WC. Wash hand basin set in vanity unit with mixer tap and cupboard under. Chrome heated towel rail. Part tiled walls.

Outside
Communal gardens.

Parking
Allocated undercroft parking space and bike store.

EPC = C

Council Tax Band = D

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: £200 per annum
Maintenance: £2648 per annum
Harbour Charge: Awaiting confirmation
Lease: 97 years remaining. We have been advised of the remaining lease term, we have not seen the lease

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.