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

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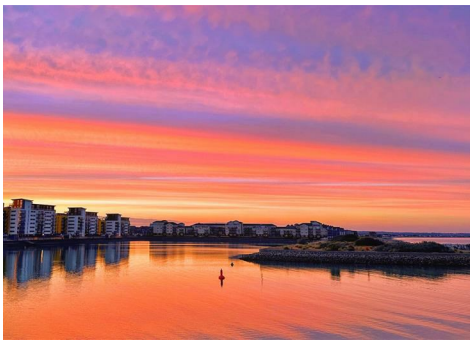
Taylor Engley









10 Anguilla Close, Eastbourne, East Sussex, BN23 5TS
Asking Price £325,000 Leasehold

A spacious two-bedroom, two-reception room first-floor apartment, ideally situated within the popular Sovereign Harbour South area of Eastbourne, enjoying some of the finest harbour views, with fabulous uninterrupted outlooks across the harbour mouth, along the coastline and towards the harbour lock. The well-proportioned accommodation features a superb double-aspect sitting room with a wide opening through to the dining room (formerly bedroom three), a fitted kitchen, principal bedroom with en-suite facilities, a further bedroom and a family bathroom. A particular feature is the wraparound balcony, providing an ideal vantage point from which to enjoy the outstanding waterfront setting. Further benefits include electric heating, double glazing, a passenger lift serving all floors, a security entry phone system and an allocated car parking bay within the secure communal undercroft parking area. Internal viewing is highly recommended to fully appreciate the spacious accommodation and truly exceptional harbour and coastal views. EPC=C.



Anguilla Close is situated within the popular Sovereign Harbour South development, offering an attractive waterfront lifestyle with the benefit of nearby marina facilities, restaurants, cafés and waterfront walks. The surrounding harbour provides a pleasant setting for enjoying the coastal atmosphere, whilst Eastbourne's town centre, with its comprehensive range of shopping facilities, restaurants, theatres and leisure amenities, is readily accessible. The nearby seafront and beaches provide further opportunities for coastal walks and recreation, whilst road links offer convenient access towards Pevensey, Polegate and the wider East Sussex area. The location is ideal for those seeking a combination of waterside living, leisure facilities and convenient access to the amenities of Eastbourne. The harbour's restaurants, retail facilities and marina setting make it particularly appealing to those seeking a relaxed coastal lifestyle with everyday conveniences close at hand

*** FABULOUS HARBOUR MOUTH AND COASTAL VIEWS * WELL PRESENTED ACCOMMODATION * DOUBLE ASPECT SITTING ROOM OPEN PLAN TO DINING ROOM (FORMER BEDROOM 3) WRAPAROUND BALCONY * FITTED KITCHEN * TWO BEDROOMS * EN-SUITE & FAMILY BATHROOM * ALLOCATED UNDERCROFT PARKING BAY * ELECTRIC HEATING * DOUBLE GLAZING * INTERNAL VIEWING IS HIGHLY RECOMMENDED * PASSENGER LIFT TO ALL FLOORS * SECURITY ENTRY SYSTEM ***





The accommodation
Comprises:

Communal entrance hall with security entry system, passenger lift or stairs rising to first floor, communal hall, door to:

Entrance Hall
Built-in storage cupboard, radiator, airing cupboard housing cylinder, doors opening to:

Sitting Room
14'5 x 14'4 (4.39m x 4.37m)
Spacious double aspect room with fabulous harbour mouth/coastal views, radiator, two sets of doors opening to wraparound balcony.

Dining Room
13'4 max x 7'5 max (4.06m max x 2.26m max)
(7'5 max reducing to 5'6)
Formerly bedroom 3, fitted Sharps wardrobe cupboards with sliding doors, radiator, window to side and connecting door to entrance hall.

Balcony
Two sets of doors from sitting room opening to feature wraparound balcony having stunning harbour mouth/coastal views.

Fitted Kitchen
13'3 max x 7'4 max (4.04m max x 2.24m max)
(maximum measurements include depth of fitted units)
Range of base and wall mounted cupboards, worktops with inset sink unit, dishwasher, space and plumbing for washing machine, slot-in Cuisinemaster cooker with extractor fan over, space for fridge/freezer, radiator, downlighters, harbour mouth/coastal views.

Bedroom 1
14'6 max x 8' (4.42m max x 2.44m)
(8' to wardrobe cupboard front widening to 10'3 max wall to wall)
Fitted Sharps wardrobe cupboards with mirror fronted sliding doors, radiator, downlighters, outlook to side.

En-Suite Shower Room
Hip style bath with rainfall shower fitment over, shower screen, wash hand basin set into cabinet and having mirror and light over, low level w/c, radiator, downlighters.

Bedroom 2
10' x 8'1 (3.05m x 2.46m)
(10' to cupboard front x 8'1 to cupboard front, measurements exclude the door recess)
Range of fitted Sharps wardrobe cupboards with sliding doors, radiator, views towards the harbour mouth and coast.

Bathroom
Bath with mixer tap and shower attachment, wash hand basin set into cabinet with mirror and light over, low level w/c, radiator, downlighters.

Allocated Parking Bay
Number 10, located within the communal undercroft area of the block.

Additional Communal Parking Area
On a first come first served basis.

Communal Bike Store

NB
As at October 2026 we are informed by our client of the following,

Term of lease: 125 years from 1 January 2003

Service charge: from 25/09/2026 to 24/03/2027 half yearly service charge in advance £1,628.13

Ground rent: 24/06/26 to 23/06/2027 yearly rent in advance £100.00

Sovereign Harbour Charge for 2026 £401.32

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

COUNCIL TAX BAND:
Council Tax Band -'E' Eastbourne Borough Council

BROADBAND AND MOBILE PHONE CHECKER:
For broadband and mobile phone information please see the following website:
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.



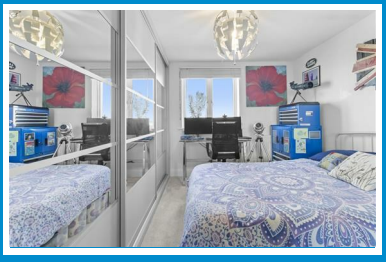










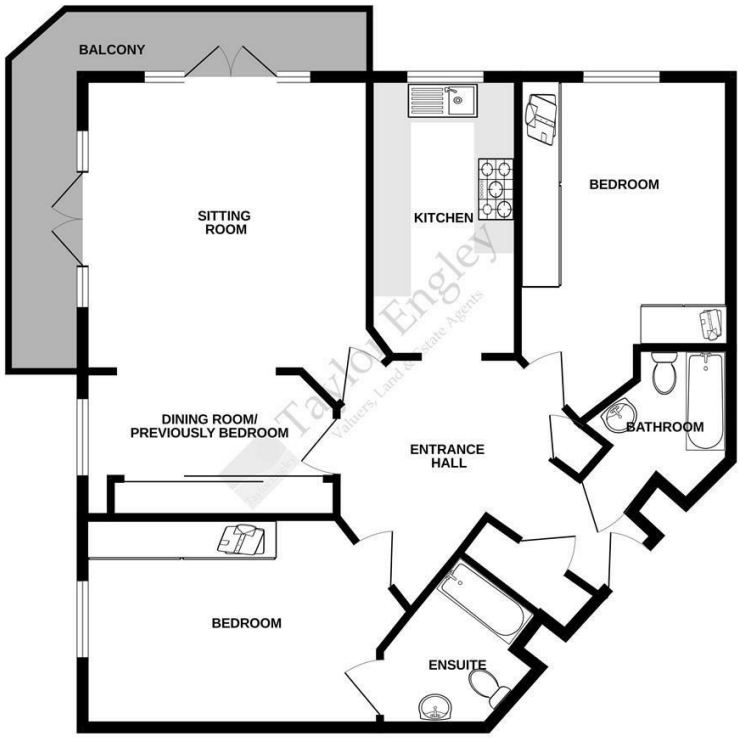








FIRST FLOOR
963 sq.ft. (89.5 sq.m.) approx.



TOTAL FLOOR AREA : 963 sq.ft. (89.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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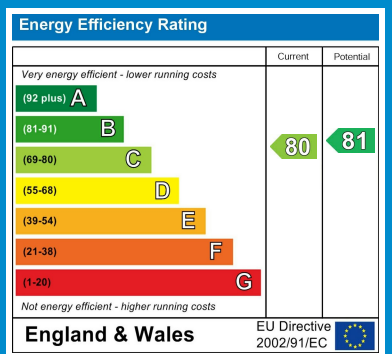

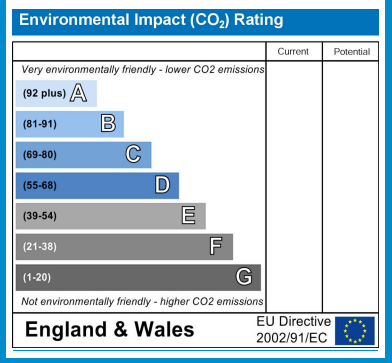

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

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.
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