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Taylor Engley









Flat 3, Rapala Court 2 Midway Quay, Sovereign Harbour, Eastbourne, East Sussex, BN23 5DB
£1,500 PCM

Available to rent this TWO BEDROOMED GROUND FLOOR APARTMENT DIRECTLY LOOKING OVER THE HARBOUR. The property comprises entrance hall, open plan living room to kitchen, large balcony with harbour views, two bedrooms - one with en-suite shower room, bathroom and allocated car parking space. There is a full time caretaker on site. The flat also overlooks the 'North Harbour' and 'The Waterfront' with all the bars and cafes and restaurants etc.



The apartment is conveniently located within close proximity to local shops and amenities in the harbour village whilst Eastbourne's town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately five miles distant.

*** TWO BEDROOMS * GROUND FLOOR * BALCONY * DIRECT HARBOUR VIEWS * OPEN PLAN LIVING ROOM TO KITCHEN * EN-SUITE SHOWER ROOM AND BATHROOM * ALLOCATED CAR PARKING SPACE ***





The accommodation
Comprises:

Communal front door opening to:

Communal Entrance Hall
Private front door opening to:

Entrance Hall
Entry phone system, large cupboard with shelving, carpet.

Open Plan Living Room / Kitchen

Living Area
Door opening to balcony overlooking the harbour, electric radiator, carpet.

Balcony
Large full width balcony directly overlooking the harbour.

Kitchen Area
Range of matching eye and base level units with work surface, inset sink unit with tiled splash back, electric oven and hob, integrated fridge freezer, integrated dishwasher and washing machine, breakfast bar.

Bedroom 1
Electric radiator, built-in double wardrobe, carpet, door opening to balcony.

En-Suite Shower Room
Double shower unit, low level wc, wash hand basin, tiled walls, heated ladder style radiator.

Bedroom 2
Window to rear, views over the harbour, built-in wardrobe, electric radiator, carpet.

Bathroom
Tiled walls, heated towel rail, low level wc, wash hand basin, bath with shower over.

Parking Space
Parking Space One allocated secure / barrier car parking space and visitor parking with permit on site. Also the development has a allocated bicycle store on site.

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.

RREFERENCES AND HOLDING PAYMENTS
* IMPORTANT * Please be advised that we will require a holding payment to the equivalent of one weeks rent prior to starting referencing. This will be held until the date of move in and will then be deducted from your final rent amount.

If you decide not to proceed with the tenancy, provide false or misleading information, fail a right to rent check or fail to take reasonable steps to enter into a tenancy agreement, then we will retain the holding payment to cover costs incurred.

If you require further clarification on the above, please do not hesitate to contact us on 01323 722222 or email lettings@taylor-engley.co.uk.











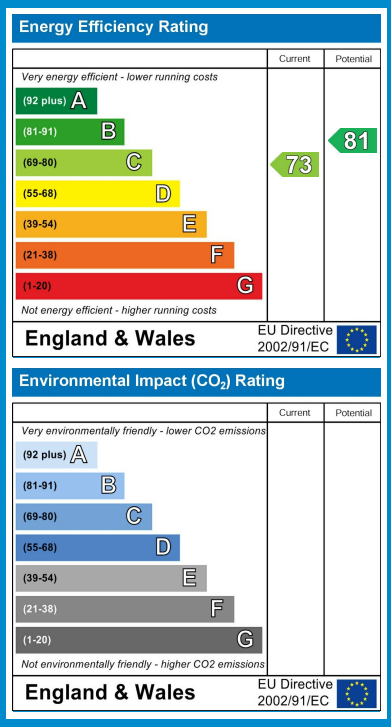

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

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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