

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

est. 1978

1978



Taylor Engley



Flat 10, Palomar Court Midway Quay, Sovereign Harbour, Eastbourne, East Sussex, BN23 5DE Chain Free £249,950 Leasehold

** CHAIN FREE ** Larger than average TWO DOUBLE BEDROOM FIRST FLOOR apartment located within the picturesque Midway Quay, Eastbourne, this splendid apartment offers a delightful blend of comfort and modern living. With stunning harbour waterfront views, this property is perfect for those who appreciate the beauty of coastal life. One of the standout features of this property is the charming balcony, where you can enjoy your morning coffee while taking in the serene views of the harbour. The location is superb, with an array of shops, bars, and cafes just a stone's throw away, allowing for a vibrant lifestyle right at your doorstep. This flat is not just a home; it is a lifestyle choice, offering the perfect balance of tranquillity and accessibility.

Whether you are looking to invest or seeking a new place to call home, this apartment in Midway Quay is a remarkable opportunity not to be missed. EPC B



*** CHAIN FREE * TWO DOUBLE BEDROOM APARTMENT WITH EN-SUITE TO THE MASTER BEDROOM * OPEN PLAN KITCHEN/DINING/SITTING ROOM * SOUTH FACING BALCONY WITH HARBOUR VIEWS * WALKING DISTANCE TO BARS, RESTAURANTS AND LOCAL SHOP * CLOSE TO SHOPPING OUTLET * DOUBLE GLAZED * ELECTRIC HEATING * GATED PARKING UNDER THE BOARD WALK FOR ONE VEHICLE * LIFT * EPC B**

Midway Quay is a largely residential area within Sovereign Harbour in Eastbourne. It's known for its serene waterfront location with views of the harbour and sea, in close proximity are local amenities, shops, and restaurants and walking distance to the beachfront. Eastbourne Town centre is around a 10 minute drive away



ACCOMMODATION COMPRISSES

Personal entrance door with spy hole leading into

ENTRANCE HALLWAY

Wood effect laminate flooring, video entry phone system, electric radiator, cupboard housing the water tank with shelving and hanging rail.

BEDROOM ONE

16'9 x 10 (5.11m x 3.05m)

Double glazed windows to the harbour, electric radiator, built in triple wardrobes with hanging rail and shelving door to

EN-SUITE

7' x 5'10 (2.13m x 1.78m)

White suite, fully tiled, walls and floor, close coupled wc, vanity wash hand basin with chrome mixer tap, enclosed double shower unit with shower over, extractor fan, shaver socket, fitted mirror, electric chrome towel radiator, inset ceiling spot lights.

BEDROOM TWO

12'5 x 10 (3.78m x 3.05m)

Double glazed window to the harbour, electric radiator.

BATHROOM

7'2 x 6'10 (2.18m x 2.08m)

White suite comprises of fully tiled walls and floor, panel bath with chrome mixer tap and grab rails, close coupled wc, vanity wash hand basin, fitted mirror, shaver socket, inset ceiling spot lights, , electric chrome towel radiator, extractor fan.

KITCHEN AREA OPEN PLAN TO THE

SITTING ROOM

24' x 13'11 (7.32m x 4.24m)

Fully fitted kitchen comprises of wall and base units incorporating cupboards and drawers, tiled floor, built in fridge and freezer, eye level Electrolux oven, four ring Electrolux hob with extractor over, built in Electrolux dishwasher and washing machine, one and half bowl stainless steel sink unit with chrome mixer tap, ample work top space, inset ceiling spot lights, under counter lighting.



DINING AREA

Wood effect laminate flooring, electric radiator.

SITTING ROOM AREA

Wood effect laminate flooring, electric radiator, inset ceiling spot light, television aerial socket, French double glazed doors with blinds leading to balcony with side double glazed windows.

BALCONY

Composite decking with glass balustrade surround overlooking the harbour

CAR SPACE

Car parking space No.154 under the board walk which is accessed via barriers with personal fob

N.B

We have been informed by the seller that service charge is approximately £4,400 per annum, the ground rent is £50 per annum

Lease is 125 years from 29 September 2004 End date 29/09/2129 (103 years remaining)

Sovereign Harbour Charge 1st January 2025 to 31st December 2025 £345.60.

Managing Agents are Anthem Management on 01303 228680 info@anthemmanagement.co.uk

(All details concerning the outgoings are subject to verification)

BROADBAND AND MOBILE PHONE

CHECKER:

For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

COUNCIL TAX BAND:

Council Tax Band - D

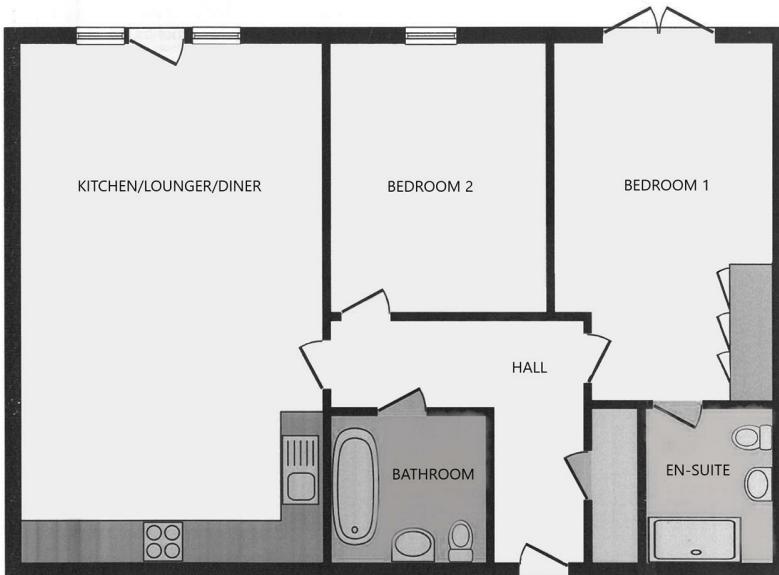
VIEWING ARRANGEMENTS

All appointments are to be made through TAYLOR ENGLEY.









Total floor area 77.0 sq.m. (829 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspection.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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.

Also at: 11 High Street, Hailsham, East Sussex BN27 1AL (01323) 440000 Fax: (01323) 440750