HUNT FRAME

ESTATE AGENTS

22 Daytona Quay, Eastbourne, BN23 5BN

£220,000

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TWO BEDROOM GARDEN APARTMENT with a PRIVATE TERRACE. Well appointed with SPACIOUS TWO BEDROOM accommodation with additional merits including a large open plan SITTING/DINING ROOM along with a MODERN KITCHEN, EN-SUITE and FAMILY BATHROOM with real wood floors to the majority of the apartment. The TERRACE has an aspect towards the HARBOUR and WATERWAYS and the property also benefits from a secure underground parking space, which is larger than average and is adjacent to the lift. Offered CHAIN FREE by sole agents HUNT FRAME.

Conveniently situated, Sovereign Harbour provides easy access to Eastbourne's town centre, with its cultural attractions, shopping amenities and entertainment venues. The apartment is ideal for those seeking a peaceful coastal retreat or an active lifestyle by the sea. The Harbour encapsulates the essence of coastal living at its finest, being one of the largest marinas in Europe with facilities to match.

COMMUNAL ENTRANCE
Stairs and lift to the underground parking and upper floors. Personal door to:

HALLWAY
Two storage cupboards. Entry phone system. Wall mounted thermostat. Door to:

SITTING/DINING ROOM
17'4 max x 15'6 max (5.28m max x 4.72m max)
Comprising of a seating area with UPVC sliding patio doors allowing access to the private terrace. Dining area with double glazed window to the side aspect. Radiator. Door to:

KITCHEN
10'11 x 7'3 (3.33m x 2.21m)
Fitted with modern wall and base mounted units and drawers with complementary work surface over. Inset one and half bowl sink unit with mixer tap and drainer. Tiled splashbacks. Space for an upright fridge freezer. Fitted electric oven with a four ring gas hob and canopied stainless steel extractor above with a matching splashback. Integrated washer/dryer. Pelmet lighting. Hinged cupboard with the wall mounted boiler. Space and plumbing for a dishwasher.

BEDROOM 1
11'5 x 11'3 (3.48m x 3.43m)
UPVC doubled glazed window to the front aspect. Radiator. Built-in double wardrobe cupboard. Door to:

EN-SUITE
Comprising of an enclosed shower cubicle with fitted shower unit which is fully tiled. Low level WC. Wash hand basin. Shaver point. Mirrored cabinet. Tiled splashback. Tiled floor. Extractor fan.

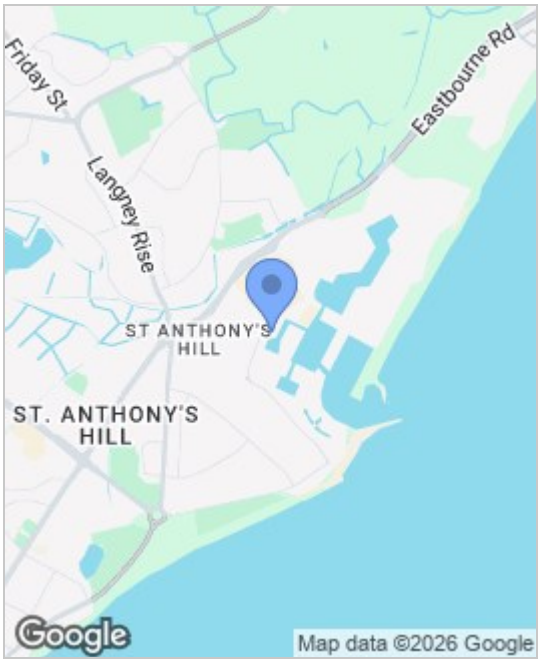
BEDROOM 2
10'11 x 7'7 (3.33m x 2.31m)
Double glazed windows to the front aspect. Radiator.

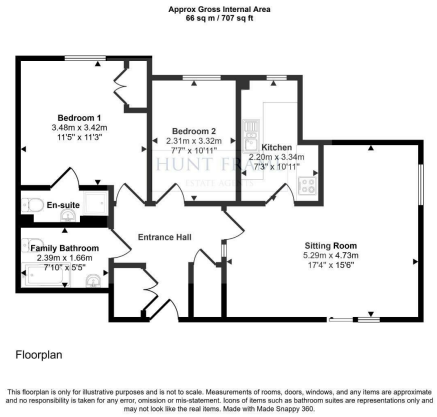
FAMILY BATHROOM
7'10 x 5'5 (2.39m x 1.65m)
Fitted in a white suite comprising of a panelled bath with shower attachment. Low level WC. Pedestal wash hand basin. Part tiled walls. Ladder style radiator. Mirrored cabinet. Extractor fan. Recessed spot lighting.

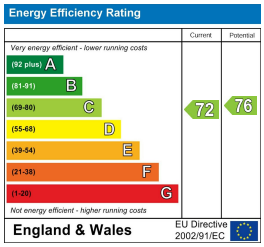
UNDERGROUND PARKING
Dedicated parking area numbered 22, larger than average and adjacent to the lift to the apartment.

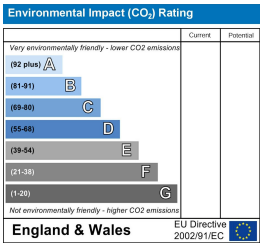
OUTGOINGS
LEASE 125 YEARS FROM 29/09/1998 - 99 YEARS REMAINING
GROUND RENT £125 PA
M/NANCE £2246 PA APPROX
HARBOUR CHARGE £340 PA APPROX
COUNCIL TAX BAND D

ANTI MONEY LAUNDERING REGULATIONS
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.









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