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**Taylor Engley**



**49 Hamilton Quay, Eastbourne, BN23 5PX**  
**Asking Price £600,000 Leasehold - Share of Freehold**

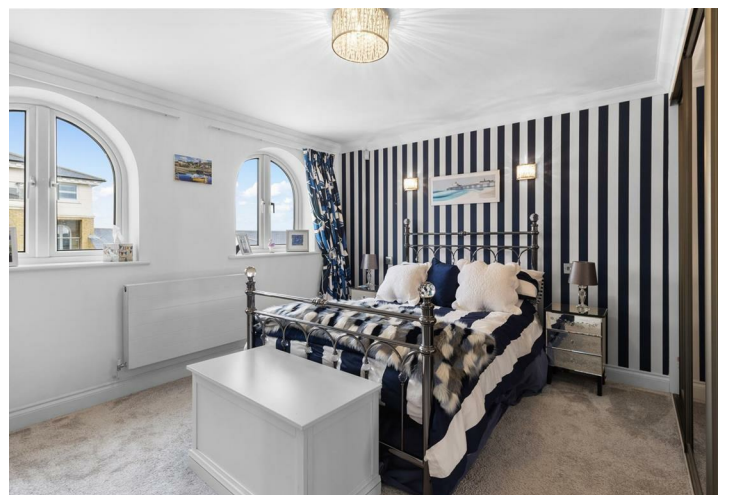
A rare opportunity arises to acquire this **THREE BEDROOMED FOURTH FLOOR APARTMENT** situated on the desirable south side of the prestigious Hamilton Quay development at Eastbourne's Sovereign Harbour. The apartment, located in the middle section of the development provides spacious and well presented living accommodation and enjoys fabulous uninterrupted views across the inner harbour. The accommodation benefits from gas fired central heating, double glazed windows and features a spacious living room open plan to a fitted kitchen with integrated appliances, two balconies, two en-suites, separate shower room, two spacious undercroft allocated car parking spaces and a large walk in store room. There is also the advantage of the remainder of a 999 year lease and a share in the Freehold company.





Hamilton Quay is a private gated development and occupies a prime location within the Sovereign Harbour area. The development is situated adjacent to the Sovereign Harbour's bars and restaurants and is also within easy reach of Sovereign Harbour Retail Park, which offers a variety of shops and a supermarket. Eastbourne's town centre, with it's comprehensive range of shopping facilities and mainline railway station, theatres and seafront is approximately four and a half miles distant.

**\* PRESTIGIOUS GATED HAMILTON QUAY DEVELOPMENT \* SOUTH SIDE OF DEVELOPMENT \* SPACIOUS WELL PRESENTED ACCOMMODATION \* OPEN PLAN LIVING ROOM TO FITTED KITCHEN \* DIRECT INNER HARBOUR VIEWS AND FAR REACHING VIEWS TOWARDS THE SOUTH DOWNS NATIONAL PARK IN THE DISTANCE \* TWO BALCONIES BOTH WITH NO OVERHANGING BALCONY THEREFORE OPEN TO THE SKY \* THREE BEDROOMS - TWO WITH EN-SUITE \* SEPARATE SHOWER ROOM \* BLOCK SERVED BY PASSENGER LIFT \* TWO SPACIOUS ALLOCATED UNDERCROFT CAR PARKING SPACES \* LARGE WALK IN STOREROOM \* REMAINDER OF 999 YEAR LEASE \* SHARE IN FREEHOLD COMPANY \* INTERNAL VIEWING HIGHLY RECOMMENDED \***



**The accommodation**

Comprises:

**Gated Entrance**

With security entryphone system to communal podium.

**Communal Hall**

With security entryphone and passenger lift or stairs rising to fourth floor.

**Private Front Door**

To:

**Entrance Hall**

Engineered oak flooring, downlighters, built-in storage cupboard housing consumer unit, further built-in cupboard with storage shelf unit, airing cupboard housing cylinder with shelf over and light, double doors opening to:

**Living Room Open Plan to Fitted Kitchen**

**Living Room Area**

23'1 x 14'5 (7.04m x 4.39m)

Enjoying direct harbour views and far reaching views of the South Down National Park in the distance, two arched windows to front, and double doors to balcony, living flame gas fire, downlighters, two radiators.

**Fitted Kitchen Area**

16' x 11'10 (4.88m x 3.61m)

(Maximum measurements include depth of fitted units)

Refitted and well appointed spacious kitchen area, comprises, quartz worksurfaces with upstand and smoked glass splash back, range of base and wall mounted cupboard with under cupboard lighting, matching island unit, inset stainless steel sink unit, range of integrated appliances including, double oven, microwave, gas hob, fridge/freezer, wine cooler, downlighters, tiled flooring, wall mounted cupboard housing Ideal gas fired boiler, central heating programmer, two arched double doors opening to:

**Balcony 1**

14'4 x 6'8 (4.37m x 2.03m)

Being a feature of the apartment, enjoying a south westerly aspect and having uninterrupted views of the inner harbour and also far reaching views towards the South Downs National Park in the distance, having open sky's above with no overhanging balcony, composite style decking, outside light, glazed and stainless steel balustrade.

**Bedroom 1**

12'8 x 11'6 (3.86m x 3.51m)

(12'8 extending to 17'11 into door recess)

Built-in double wardrobe cupboard with mirror fronted sliding doors, radiator, downlighters, two arched double doors with fitted shutters opening to:

**Balcony 2**

12'1 x 5'1 (3.68m x 1.55m)

Enjoying open sky's above with no overhanging balcony and overlooking the podium, composite style decking, outside light, glazed and stainless steel balustrade,

**En-Suite Bathroom**

Spacious and refitted luxury en-suite comprises, air bath, spacious shower cubical with rain head shower fitment and hand held shower fitment, two circular wash hand basins each with mixer tap set into marble effect worktop with drawers below and under cupboard lighting, two matching wall mounted mirrors with lighting, floating style w/c, two recessed displays shelves with lighting, chrome effect electrically heated towel rail, tiled flooring, tiled walls, downlighters and floor level lighting to the bath side.

**Bedroom 2**

12'7 x 10'5 (3.84m x 3.18m)

(10'5 extending to 20'5 max into deep door recess area)

Built-in wardrobe cupboard with three mirror fronted sliding doors, radiator, two arched windows to front with outlook towards the podium.

**En-Suite Shower Room**

Shower cubicle, wash hand basin with mixer set into cabinet, wall mounted mirror and light with shaver point, low level w/c, tiled wall, tiled floor, chrome effect heated towel rail, downlighters.

**Bedroom 3**

8' max x 7'10 max (2.44m max x 2.39m max)

(8' to cupboard front reducing to 7'4)

This room is currently being used as a study, fitted desk, fitted wall mounted cupboards over the desk, built in wardrobe cupboard with mirror fronted sliding doors, radiator, engineered oak flooring, arched window.

**Separate Shower Room**

Shower cubicle, circular wash hand basin, low level w/c, chrome effect heated towel rail, tiled walls, tiled floor, downlighters, light with shaver point.

**Two Allocated Parking Spaces**

The property features two allocated car parking spaces within the secure communal undercroft car parking area. The communal undercroft car parking area is approached via an electric barrier and a security shutter. There is lift access from this level.

**Store Room**

Spacious walk in store room with light, located in the undercroft area of the building.

**NB**

Lease 999 years from 1st January 2004 to include a share in the Freehold company.

Service Charge 01/07/2025 for half year in advance £2,392.95.

Managing Agents are Stredder Pearce.

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

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

**COUNCIL TAX BAND:**

Council Tax Band - 'F' Eastbourne Borough Council.

**BROADBAND AND MOBILE PHONE CHECKER:**

For broadband and mobile phone information please see the following website: [www.checker.ofcom.org.uk](http://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 ENGLE Y.









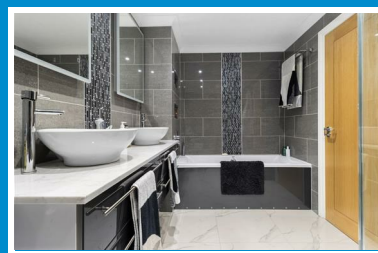
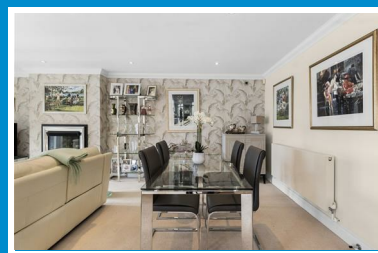
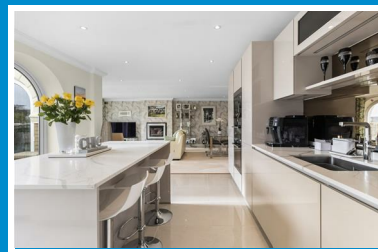






TOTAL FLOOR AREA: 1382 sq.ft. (128.4 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

**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.

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