

# HUNT FRAME

ESTATE AGENTS



## 21 Daytona Quay, Eastbourne, BN23 5BN

### Price Guide £250,000



TWO BEDROOM GARDEN APARTMENT with a PRIVATE TERRACE. Well appointed by the current owners (with VIRTUAL TOUR) 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. The EXPANSIVE TERRACE has DIRECT HARBOUR and WATERWAY VIEWS and enjoys a good level of privacy. The property also benefits from secure underground parking.

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 HALL

Stairs and lift rising to upper floors. Personal door to:

## ENTRANCE HALL

Double storage cupboard. Entry phone system. Wall mounted thermostat. Further storage cupboard. Door to:

## LOUNGE/DINER

20'7 max x 17'5 max (6.27m max x 5.31m max) Comprising of a seating area with UPVC sliding patio doors allowing access to the private garden. Dining area with double glazed window with water views and over the private garden. Radiator. Archway to:

## KITCHEN

8'2 x 8'1 (2.49m x 2.46m)

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 upright fridge freezer. Fitted Bosch electric oven with four ring gas hob. Canopied stainless steel extractor and matching splashback. Various upgrades to include a wine rack and integrated dishwasher. Under unit lighting. Frosted glass display unit. Hinged cupboards. Space and plumbing for washing machine.

## BEDROOM ONE

11'6 x 11'6 (3.51m x 3.51m)

UPVC doubled glazed window to the front aspect. Radiator. Built-in double wardrobe cupboard. Newly re-carpeted. 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. Mirror. Tiled splashback. Tiled floor.

## BEDROOM TWO

13'0 x 8'8 (3.96m x 2.64m)

Double glazed windows to the front aspect. Radiator, newly re-carpeted.

## BATHROOM

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.

## PRIVATE GARDEN

Delightful feature of this property being of a good size and enjoying views over the South Harbour and waterway to the Lock and main Harbour.

## COMMUNAL GARDEN

The residents of Daytona Quay have access to a communal garden, which overlooks the fishing quay and harbour with seating and BBQ facilities, this area is for Daytona Quay owners only and is lockable.

## OUTGOINGS

LEASE 125 YEARS FROM 29/09/1998 - 98

YEARS REMAINING

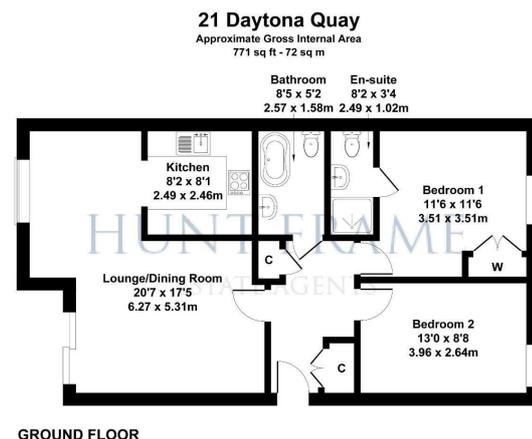
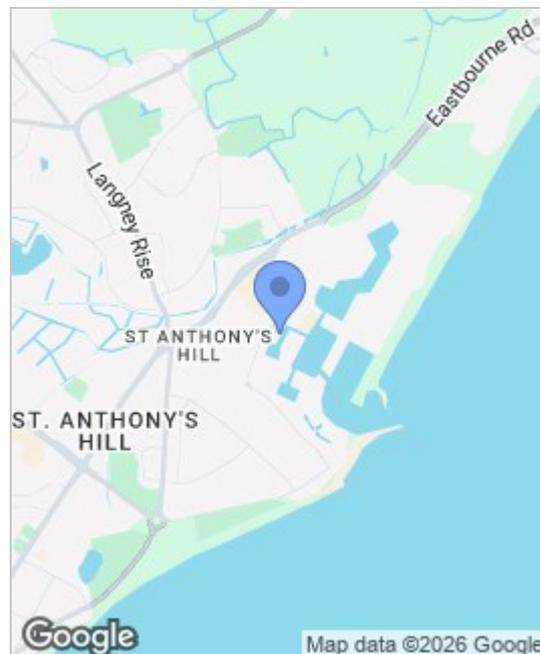
GROUND RENT £125 PA

M/NANCE £2500 PA approx

HARBOUR CHARGE £400 PA approx

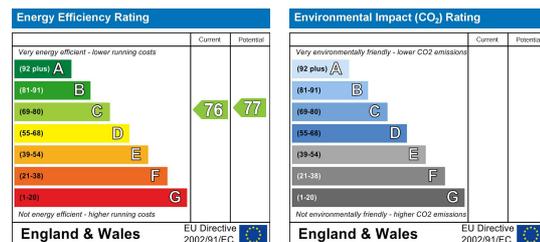
## ANTI MONEY LAUNDERING REGULATIONS

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.



GROUND FLOOR

Not to Scale. Produced by The Plan Portal on behalf of Hunt Frame.  
For Illustrative.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.