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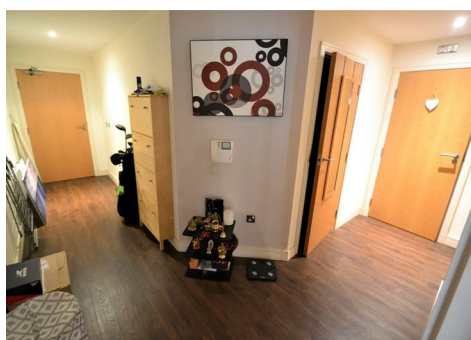
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Taylor Engley



1 Bimini Court, 3, Midway Quay, Sovereign Harbour, Eastbourne, East Sussex, BN23 5DD
O.I.R.O £200,000 Leasehold

A rare opportunity arises to purchase a particularly spacious ONE BEDROOMED GROUND FLOOR APARTMENT WITH A PRIVATE TERRACED ENJOYING PANORAMIC VIEWS OVER THE ENTRANCE OF EASTBOURNE'S SOVEREIGN HARBOUR. Available CHAIN FREE - this modern property boasts an open plan living room and kitchen, spacious entrance hall, double bedroom and bathroom in addition to the 31' private terrace. The property also has the benefit of an allocated car parking space. EPC =

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Sovereign Harbour boasts a selection of bars and restaurants with shopping facilities available at the nearby Sovereign Retail Park. Eastbourne town centre with its mainline railway station and comprehensive shopping facilities is situated approximately five miles distant.

*** COMMUNAL ENTRANCE HALL * PRIVATE ENTRANCE HALL * OPEN PLAN LIVING ROOM AND KITCHEN * SPACIOUS DOUBLE BEDROOM * BATHROOM * 31' TERRACE WITH PANORAMIC HARBOUR VIEWS * ALLOCATED OFF ROAD PARKING SPACE * CHAIN FREE ***



The accommodation

Comprises:

Front door opening to:

Communal Entrance Hall

Private front door opening to:

Private Entrance Hall

Electric heater, video entry phone system, cupboard housing fuses and hot water tank.

Open Plan Living Room and Kitchen

16'8 x 16'3 (5.08m x 4.95m)

Kitchen Area

Having a selection of eye and base level units with work surface, stainless steel sink unit with mixer tap, integrated oven, hob and extractor fan, integrated dishwasher and fridge freezer, space for washing machine.

Living Room

Electric heater, television point, doors opening to terrace.

Bedroom

16'7" x 10'10" (5.05m x 3.30m)

Two double glazed windows with outlook to front, built-in wardrobe cupboards, electric wall heater.

Bathroom

White suite comprising bath with mixer tap and shower attachment, WC, washbasin, double glazed window to front, heated towel rail.

Terrace

31 x 17'11 (9.45m x 5.46m)

Decked terraced, partially undercover enjoying panoramic views over the entrance to the harbour.

Off Road Parking Space

One parking space situated in the car park below. Space No. 106.

N.B

The lease is 125 years from 29 September 2004. The service charge for the period 01/04/26 - 30/09/2026 is £1606.95. The ground rent is £25, payable six monthly.

All details concerning the term of lease and outgoings are subject to verification.

COUNCIL TAX BAND:

Council Tax Band - 'D'

BROADBAND AND MOBILE PHONE CHECKER:

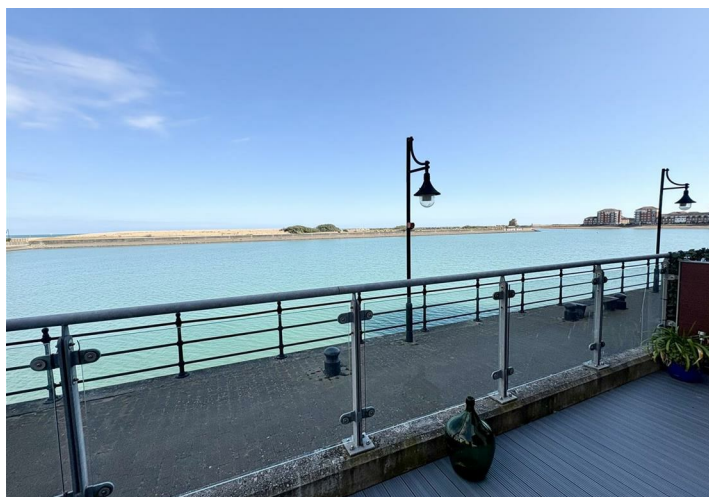
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

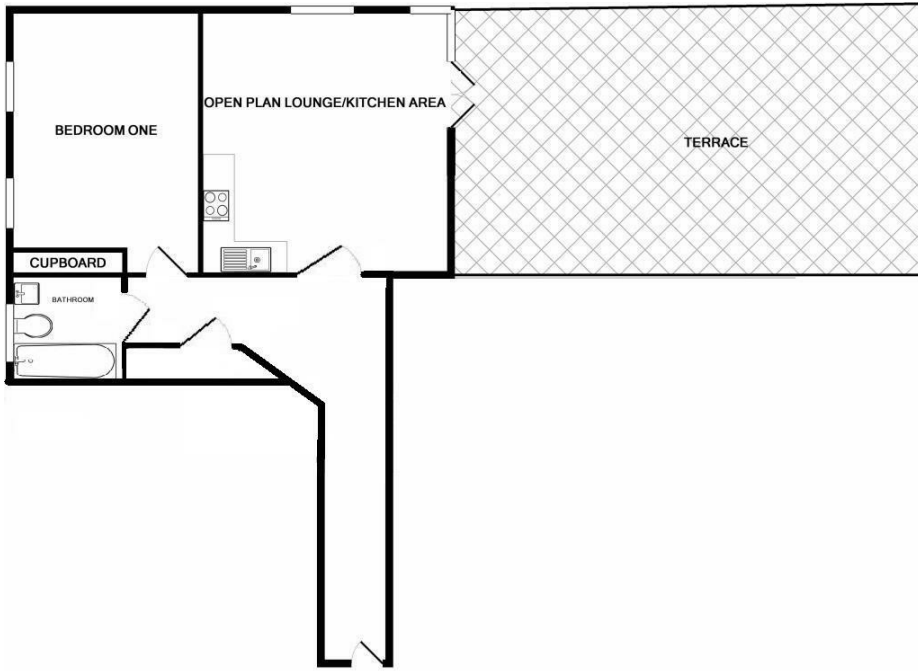
FOR CLARIFICATION:



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 ENGLEBY.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	71	79
England & Wales	EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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.