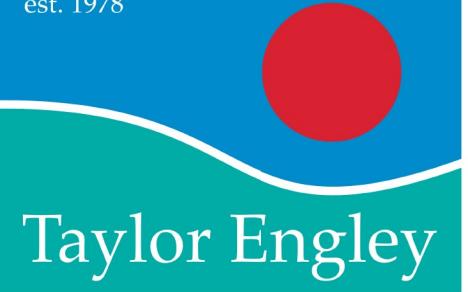


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**46, Pacific Heights North Golden Gate Way, Sovereign Harbour North, Eastbourne, East Sussex, BN23 5AQ**

**Chain Free £250,000 Leasehold**

An opportunity arises to purchase this well presented TWO DOUBLE BEDROOMED FOURTH FLOOR APARTMENT, forming part of the popular Pacific Heights on the North Harbour Development. This well presented property offers extensive views over the marina and benefits from a sun terrace accessible from the lounge. The property has a security entry phone system, allocated secure under block parking, passenger lift to all floors and is being sold with vacant possession.



Local shops and amenities are available at the Sovereign Retail Park which is approximately one mile distant by road, a recently opened Aldi store is within close proximity. A selection of restaurants and bars are also located at the Harbour complex. Eastbourne's town centre which offers a comprehensive range of shopping facilities and a mainline railway station is approximately four miles distant

**\* APARTMENT OVERLOOKING THE MARINA COMPLEX \* COMMUNAL ENTRANCE HALL \* FOURTH (TOP) FLOOR SPACIOUS LIVING ROOM OPENING TO BALCONY \* TWO BEDROOMS \* ONE WITH EN-SUITE SHOWER ROOM \* FAMILY BATHROOM \* SECURE UNDERCROFT ALLOCATED CAR PARKING SPACE \* ELECTRIC PANEL HEATING \* DOUBLE GLAZING \* BLOCK SERVED BY PASSENGER LIFT \* CHAIN FREE \***



The accommodation comprises:

## COMMUNAL ENTRANCE HALL

Security entry phone system, stairs and lift to:

## FOURTH FLOOR

Front door to:

## PRIVATE ENTRANCE HALL

Wall mounted Atlantic Electronic wall mounted heater, recess downlighters, built-in airing cupboard housing hot water tank and slatted shelving.

## LIVING ROOM

18'2" x 11'9" (5.54 x 3.58)

With upvc windows and French doors opening to balcony, TV/FM Satellite points, telephone point, Atlantic Electronic wall mounted heater.

## SUN BALCONY

12'7" x 7'9" (3.84 x 2.36)

Having extensive views over the Sovereign Harbour and the Sussex Weald beyond.

## KITCHEN

9'9" x 7'3" (2.97 x 2.21)

Comprehensive range of base and eye level units with inset one and a half bowl stainless steel sink unit, complementary work tops, tiled splashback, four burner electric hob with electric fan assisted oven under with extractor above, integrated Bosch washing machine, integrated Bosch fridge freezer, upvc window to front with views over the North Harbour and the sea beyond.

## BEDROOM 1

13'2" x 10'7" (4.01m x 3.23m)

Atlantic Electronic wall mounted heater, built in storage cupboard, power points, television point, telephone point, upvc French doors to Juliette balcony with views over the North Harbour and sea beyond. Door to:

## EN-SUITE SHOWER ROOM

8'3 x 3'1 (2.51m x 0.94m)

White suite comprising fully tiled shower cubicle, wall mounted wash hand basin with mixer tap, dual flush low level wc, fully tiled walls, wall mounted heater, obscure window to front.

## BEDROOM 2

10'6 x 8'4 (3.20m x 2.54m)

With upvc window to front with views over the North Harbour and sea beyond, electric wall mounted heater.

## FAMILY BATHROOM

8'5 x 4'8 (2.57m x 1.42m)

With a white suite comprising panelled bath with mixer tap and shower attachment over, dual flush low level wc, pedestal wash hand basin with monobloc mixer taps, fully tiled walls, wall mounted Atlantic heater, wall mounted extractor, separate isolator switch.

## SECURE PARKING

Underblock allocated parking space.

Space number 42 within the basement area.

## N.B

Ground Rent: £150 per annum Maintenance: £1432 paid half yearly which includes building insurance Lease: 125 years from 2003. We have been advised of the lease term, we have not seen the lease

Managing agents are Charles Cox Property Management.

Sovereign Harbour Charge for 2026 £401.32

## COUNCIL TAX BAND:

Council Tax Band - 'D' 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)

## VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.

## 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.

## OPENING HOURS

We are open:-

8:45am - 5:45pm weekdays

9:00am - 5:30pm Saturdays







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