



## Key Features

- ◆ CHAIN FREE
- ◆ Two-bedroom, two bathroom, top floor apartment
- ◆ Sought after Sovereign Harbour North location
- ◆ Sea-facing balcony
- ◆ Leasehold
- ◆ EPC rating C



Chatham Green, Sovereign Harbour North, Eastbourne

GUIDE PRICE: £335,000



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Northwood are delighted to welcome to market, CHAIN FREE, this beautiful two-bedroom, two bathroom, top floor apartment in the highly sought-after Sovereign Harbour North area of Eastbourne with sea views on one side and views of the South Downs on the other.

Accommodation comprises large living room, modern fitted kitchen with integrated appliances, two double bedrooms, both with en-suites and separate WC.

Further benefits include sea-facing balcony, communal gardens, lift and secure allocated parking.

Located directly on the beach in this quiet green in Sovereign Harbour North, within walking distance of the Waterfront cafes, restaurants and bars, this fantastic two-bedroom apartment is perfectly suited for those looking to make the most out of life on the Sunshine Coast.

Sovereign Harbour is to the east of Eastbourne town centre. Formerly known as The Crumbles, this sought-after marina development opened in 1993 and consists of five separate harbours, a retail park and a mixture of permanent and holiday properties. Sovereign Harbour is Northern Europe's largest composite marina complex.





Council Tax Band E £3095

Please view our immersive virtual tour to fully appreciate this fantastic property: <https://tour.giraffe360.com/1bf7c16a92744e6594b18ddd4985b75/>

Mobile Phone Coverage and Broadband speeds can be checked on the Ofcom website: <https://checker.ofcom.org.uk/>

Lease: 999 years from 2005

Service charge: £1130.64 bi-annually

#### Exterior and Approach

Chatham Green is a quiet cul-de-sac in the highly sought-after Sovereign Harbour North, the centre of which features a beautifully manicured communal garden.

Chatham Court itself is a modern block in a Scandinavian style directly on the beach. Secure gates provide access to the allocated parking beneath the building and there's plenty more available on the street

A lift is available from the parking space directly to the front door of the property

#### Entrance Hall

**3.49m x 1.57m (11'6" x 5'2")**

Welcoming, centrally positioned entrance hall, carpeted with pale wooden doors, radiator, entry phone, loft access, airing cupboard with gas boiler, storage cupboard and cloakroom

#### Cloakroom

**1.64m x 1.33m (5'5" x 4'5")**

Tasteful, neutral tiles and paint with radiator, extractor fan, chrome fittings and white suite comprising basin and WC

#### Living Room

**5.48m x 4.73m (18'0" x 15'6")**

Large, bright living room with space for sofas and dining table, carpeted with two radiators, wall sconces and uPVC double-glazed windows and doors to rear aspect leading onto sea-facing balcony





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#### Balcony

**3.74m x 1.23m (12'4" x 4'0")**

Sea-facing balcony linking living room and kitchen affording stunning, unobstructed views of the sea including the headland at Pevensey Bay to the north and two Martello towers and the harbour to the south

#### Kitchen

**4.30m x 3.00m (14'1" x 9'10")**

Large, modern fitted kitchen with space for breakfast table, featuring cream floor tiles, inset spotlights, dark grey plywood laminate worktops over wooden cabinets and doors, illuminated by under-cabinet lighting, stainless steel cooker hood over gas hob and built-under electric oven, integrated dishwasher, fridge-freezer and washer-dryer, radiator and uPVC double-glazed doors to rear aspect and balcony

#### Bedroom One

**5.05m x 3.13m (16'7" x 10'4")**

Large double bedroom, carpeted with built-in wardrobe, radiator, en suite and uPVC double-glazed window to front aspect allowing views of the South Downs

#### En Suite Bathroom

**2.22m x 1.74m (7'4" x 5'8")**

Cream-tiled en suite bathroom with chrome heated towel rail, extractor fan, inset spotlights, chrome fittings and white suite comprising basin with vanity unit, WC and bath with shower screen and shower over

#### Bedroom Two

**3.89m x 3.47m (12'10" x 11'5")**

Double bedroom, carpeted with built-in wardrobe, radiator, en suite shower room and uPVC double-glazed window to front aspect

#### En Suite Shower Room

**3.00m x 1.02m (9'10" x 3'4")**

Double-glazed Velux window and inset spotlights lighting cream-tiles with chrome heated towel rail, extractor fan, chrome fittings and white suite comprising basin with vanity unit, WC and shower cubicle with power shower







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### Parking

Secure, allocated underground parking accessed via lift or external gates

### Beach

A path at the side of the building leads directly onto the beach and picturesque walks in either direction including to the harbour and the Waterfront cafes, restaurants and bars

