

**Valuers, Land & Estate Agents**

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Taylor Engley



**40 Barbuda Quay, Eastbourne, East Sussex, BN23 5TT**

**Guide Price £225,000 Leasehold**

**\*\*\*GUIDE PRICE £225,000 TO £235,000\*\*\* Enjoying view towards of the harbour mouth - A TWO BEDROOMED SECOND FLOOR APARTMENT, located in the popular Sovereign Harbour South area of Eastbourne. The apartment is offered with the benefit of gas fired central heating, double glazing and has features that include a 16'9 x 11'2 living room, balcony, fitted kitchen, en-suite shower room and a family bathroom. Outside there is an allocated car parking bay. EPC=C.**



**The property is situated within the popular Sovereign Harbour South area being within walking distance of Sovereign Harbour and coastline. Bus services serve the local area and local shops are available in Beatty Road and at the Crumbles Retail Park.**

**\* VIEWS TOWARDS THE HARBOUR MOUTH \* BALCONY \* DOUBLE ASPECT LIVING ROOM \* TWO BEDROOMS \* EN-SUITE SHOWER ROOM \* FAMILY BATHROOM \* ALLOCATED CAR PARKING BAY \* POPULAR SOVEREIGN HARBOUR SOUTH LOCATION \***



## The accommodation

Comprises:

Communal Entrance door opening to:

### Communal Entrance Hall

Stairs rising to second floor, front door to:

### Hall

Radiator, central heating thermostat, built-in storage cupboard housing consumer unit, airing cupboard housing cylinder.

### Living Room

16'9 max x 11'2 max (5.11m max x 3.40m max)  
Double aspect room enjoying views towards the harbour mouth, two radiators, fireplace surround with fitted electric fire, double doors open to:

### Balcony

Enjoying views towards the harbour mouth.

### Kitchen

11'2 x 6'10 (3.40m x 2.08m)  
(Maximum measurements include depth of fitted units, 11'2 x 6'10 widening to 9'8 max)  
Range of base and wall mounted cupboards, work tops with tiled splash back and inset single drainer one and a half bowl sink unit, under counter electric oven, gas hob with extractor fan over, space and plumbing for washing, dishwasher, fridge/freezer, cupboard housing Ideal wall mounted gas fired boiler, central heating programmer, tiled walls, downlighters, radiator, our look to rear of block.

### Bedroom 1

12'10 max x 9'10 (3.91m max x 3.00m)  
(12'10 max x 9'10 extending to 15'3 max into door recess)  
Views towards the harbour mouth, radiator.

### En-Suite Shower Room

Tiled shower cubicle, pedestal wash hand basin, low level wc, radiator, part tiled walls, tiled floor.

### Bedroom 2

11'4 max x 10'2 (3.45m max x 3.10m)  
(11'2 max x 10'2 extending to 13' into door recess)  
Radiator, outlook to rear.

## Bathroom

Bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc radiator, part tiled walls, tiled floor.

## Allocated Car Parking Bay

Number 40.

## NB

We are informed by our client of the following,

Term of lease is 125 years from 1 January 2003

Managing Agents: Elite Property Management.

Service Charge for the period starting 25 December 2025 to 24 March 2026 £345.94

Ground Rent, currently £250.00 per annum.

Sovereign Harbour Charge for 1 January 2026 to 31 December 2026 £401.32

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

## COUNCIL TAX BAND:

Council Tax Band -

## 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)

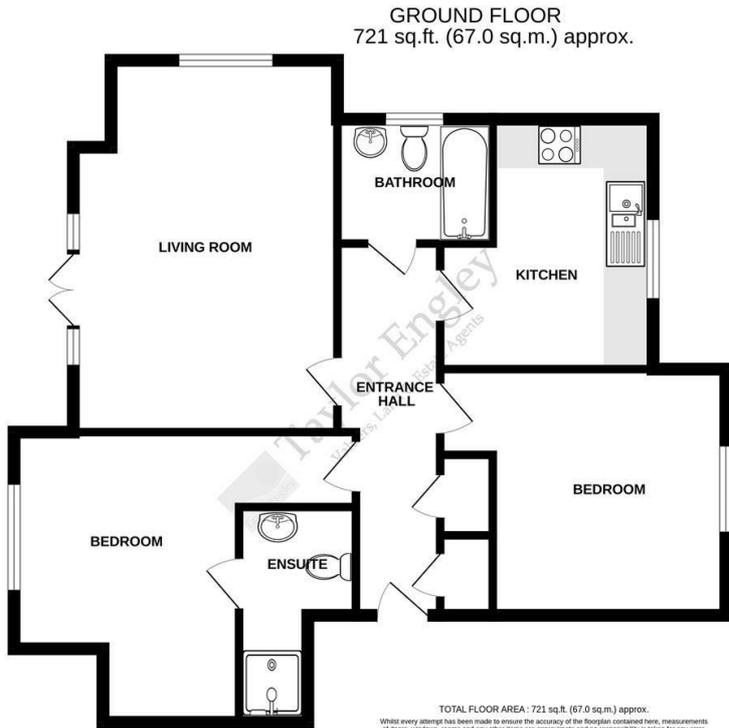
## FOR CLARIFICATION:

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 ENGLELY.





TOTAL FLOOR AREA: 721 sq.ft. (67.0 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.