

# HUNT FRAME

ESTATE AGENTS



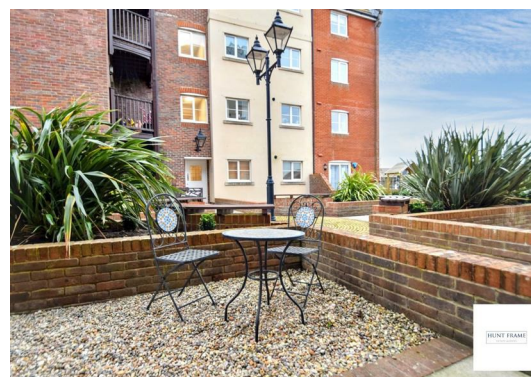
## 22 Daytona Quay, Eastbourne, BN23 5BN

Price Guide £235,000



TWO BEDROOM GARDEN APARTMENT with a PRIVATE TERRACE. Well appointed with 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 with real wood floors to the majority of the apartment. The TERRACE has an aspect towards the HARBOUR and WATERWAYS and the property also benefits from a secure underground parking space, which is larger than average and is adjacent to the lift. Offered CHAIN FREE by sole agents HUNT FRAME.

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

Stairs and lift to the underground parking and upper floors. Personal door to:

HALLWAY

Two storage cupboards. Entry phone system. Wall mounted thermostat. Door to:

SITTING/DINING ROOM

17'4 max x 15'6 max (5.28m max x 4.72m max)
Comprising of a seating area with UPVC sliding patio doors allowing access to the private terrace. Dining area with double glazed window to the side aspect. Radiator. Door to:

KITCHEN

10'11 x 7'3 (3.33m x 2.21m)
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 an upright fridge freezer. Fitted electric oven with a four ring gas hob and canopied stainless steel extractor above with a matching splashback. Integrated washer/dryer. Pelmet lighting. Hinged cupboard with the wall mounted boiler. Space and plumbing for a dishwasher.

BEDROOM 1

11'5 x 11'3 (3.48m x 3.43m)
UPVC doubled glazed window to the front aspect. Radiator. Built-in double wardrobe cupboard. 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. Mirrored cabinet. Tiled splashback. Tiled floor. Extractor fan.

BEDROOM 2

10'11 x 7'7 (3.33m x 2.31m)
Double glazed windows to the front aspect. Radiator.

FAMILY BATHROOM

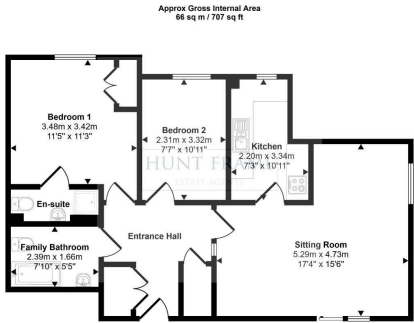
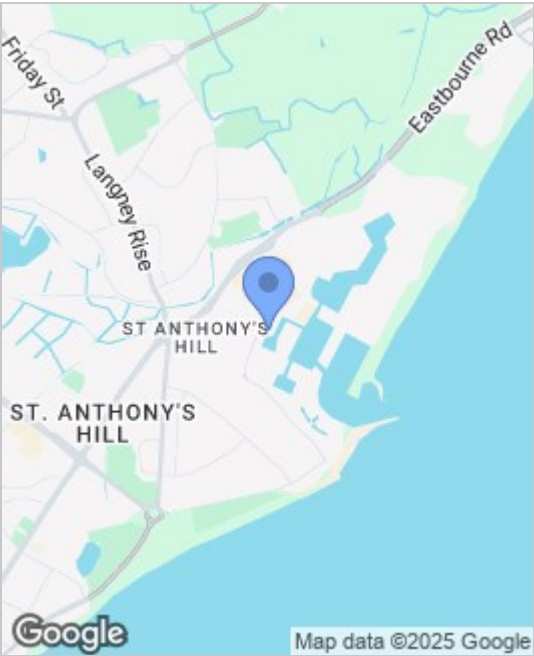
7'10 x 5'5 (2.39m x 1.65m)
Fitted in a white suite comprising of a panelled bath with shower attachment. Low level WC. Pedestal wash hand basin. Part tiled walls. Ladder style radiator. Mirrored cabinet. Extractor fan. Recessed spot lighting.

UNDERGROUND PARKING

Dedicated parking area numbered 22, larger than average and adjacent to the lift to the apartment.

OUTGOINGS

LEASE 125 YEARS FROM 29/09/1998 - 99 YEARS REMAINING
GROUND RENT £125 PA
M/NANCE £2246 PA APPROX
HARBOUR CHARGE £340 PA APPROX



Floorplan
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Snappy 360.

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

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