

# HUNT FRAME

ESTATE AGENTS



## Flat 30, 29 Eugene Way

Sovereign Harbour, Eastbourne, BN23 5BH

Price Guide £285,000



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## COMMUNAL ENTRANCE

Stairs and lift to the upper floors.

## HALLWAY

Wall mounted electric heater, double storage cupboard, laminate flooring, doors off to both bedrooms, the family bathroom, kitchen and reception.

## DOUBLE RECEPTION

30'9 x 15'0 (9.37m x 4.57m)

SITTING ROOM - Spacious reception area being open plan to the dining area with a secondary view back to the kitchen with glazed display cupboards, access to the balcony via double glazed sliding doors, with direct sea and coastal views, electric heater, laminate flooring.

DINING AREA - Extremely light with double glazed windows to the side and double glazed double opening doors allowing access to the Juliette balcony, both aspects have superb open sea and coastal views, electric wall mounted heater, laminate flooring

## BALCONY

Accessed from the sitting room and master bedroom, seating area, glazed with steel balustrading, superb direct sea views.

## KITCHEN

12'9 x 9'7 (3.89m x 2.92m)

Fitted with a modern range of floor standing and wall mounted units with worktop space, inset one and half bowl sink unit, partly tiled walls, under unit lighting, integral washing machine and dishwasher, fitted single oven with a four ring electric hob and extractor unit over, kick panel heater, integral fridge and freezer, freestanding combi microwave, oven and grill with an open aspect to the lounge area with back to back glazed cupboards, double glazed window to the front aspect with far reaching views.

## BEDROOM 1

11'11 x 10'5 (3.63m x 3.18m)

With double glazed sliding patio doors giving access to the balcony with direct sea views, wall mounted electric heater, space for freestanding furniture, door to the en-suite, laminate flooring.

## EN-SUITE

Comprising of a large shower cubicle with shower unit, fully tiled walls, low level Wc with a concealed cistern, wash hand basin set in a vanity unit with cupboards beneath, mirror, shaver point, ladder style radiator, double glazed window to the rear aspect.

## BEDROOM 2

9'1 x 8'8 (2.77m x 2.64m)

Wall mounted electric heater, double glazed patio doors opening onto a Juliette balcony with an aspect to the front of the building, door to the family bathroom.

## FAMILY BATHROOM

10'11 x 5'6 (3.33m x 1.68m)

Comprising of a panelled bath with shower attachment, low level Wc with a concealed cistern, wash hand basin set in a vanity unit with cupboards, tiling to walls, mirror, ladder style radiator, doors to the hallway and second bedroom, shaver point, airing cupboard, double glazed window to the front aspect.

## OUTSIDE

Communal gardens to the rear with an allocated parking space to the front via a secure. gated entrance.

## OUTGOINGS:

LEASE: 125 YEARS FROM 30/08/2005 - 99 YEARS REMAINING

MAINTENANCE: APPROX £3200 PA

GROUND RENT: APPROX £150 PA

**Tel: 01323 737373**

HARBOUR CHARGE : APPROX £400 PA  
COUNCIL TAX BAND: E

### FIXTURES & FITTINGS

All curtains, blinds and light fittings are included in the sale and some if not all of the furniture is available by separate negotiation.

### AGENTS NOTE:

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Coadjute will send a secure link for you to complete the biometric checks electronically. A fee of £45+ VAT per person will apply for these checks, this payment will be added to your invoice upon successful completion of your sale. These anti-money laundering checks must be completed before we can commence marketing and the initial cost for these will be covered by Hunt Frame. Please contact the office if you have any questions in relation to this.

### SUMMARY

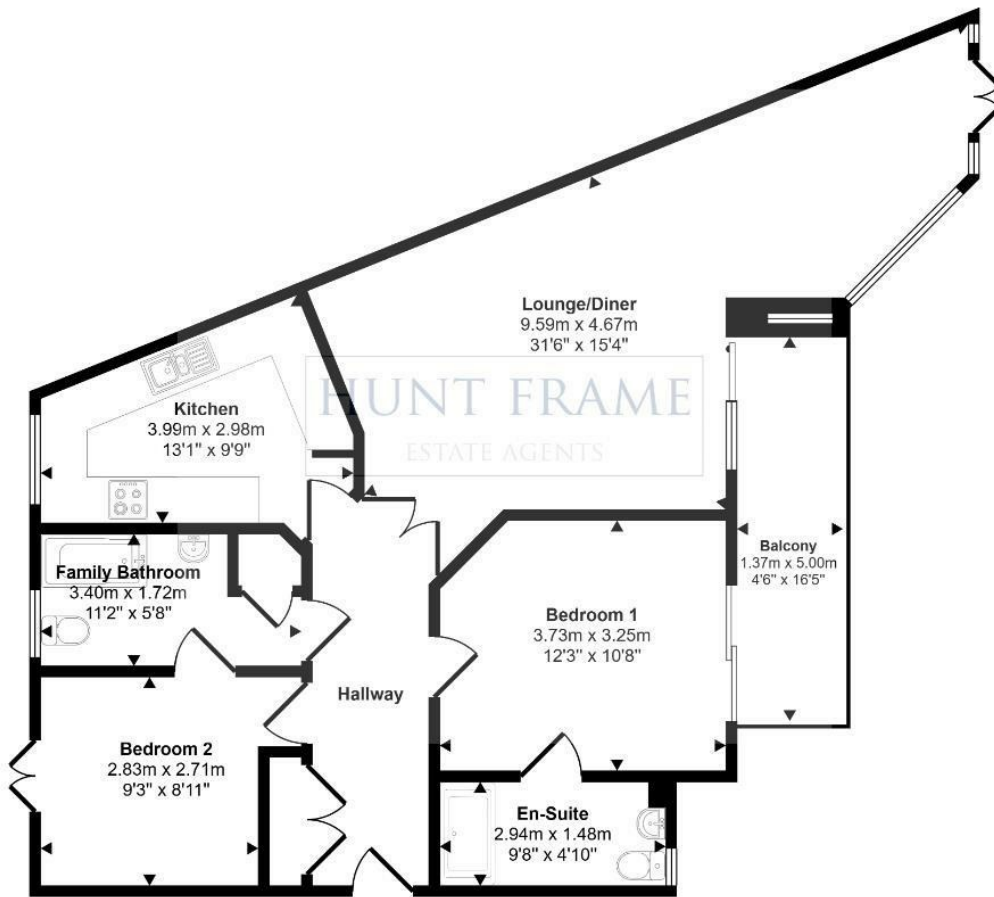
A WELL PRESENTED FIRST FLOOR APARTMENT, DIRECTLY OVERLOOKING THE BEACH & COAST within this EXCLUSIVE GATED DEVELOPMENT (with VIRTUAL TOUR). The accommodation comprises of a LIGHT & AIRING DOUBLE RECEPTION with sitting and dining areas, both with DIRECT SEA VIEWS, a MODERN KITCHEN, TWO DOUBLE BEDROOMS with an EN-SUITE & FAMILY BATHROOM. There is also a LOVELY SEA FACING BALCONY, accessible from the reception and master bedroom. The property also has ALLOCATED PARKING. Offered CHAIN FREE.

All the amenities of Sovereign Harbour are only a short walk away with the main Harbour offering a wide range of restaurants, bars and cafes. A little further is The Crumbles Retail Park which offers a range of national brands such as Next, Boots, TK Maxx and a supermarket. While Eastbourne's main line station has direct links to London Victoria and Gatwick Airport. This property comes highly recommended





Approx Gross Internal Area  
80 sq m / 861 sq ft



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 Made Snappy 360.

## Viewing

Please contact us on 01323 737373 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	77		86
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.