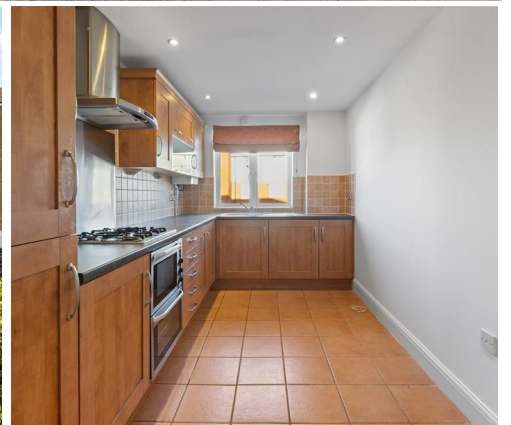




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VIEWING HIGHLY  
RECOMMENDED



## Dominica Court, Eastbourne, BN23

Leasehold | Apartment | 3 Bedrooms

Enjoy uninterrupted sea and harbour views from this fifth floor apartment. The newly redecorated accommodation offers three bedrooms, one which being en suite, family bathroom and kitchen. The dual aspect living room with access to the balcony is a particular feature, and offers a great place to watch the boats in Sovereign Harbour. An allocated parking space in the undercroft parking garage also comes with the apartment. Offered to the market with no onward chain.

**FOR SALE**  
**LEASEHOLD**  
**£340,000**

### Location

Dominica Court is a gated development located in Sovereign Harbour, south. The development is perfectly positioned at the entrance to the harbour, ideal for access to the neighbouring beach as well as marina walks.

Sovereign Harbour was constructed in the late 1990's and offers a range of homes, as well as a retail park including brands such as Boots, Next & Asda. There's also The Waterfront which is host to restaurants, cafes and facilities. The inner harbour is where you will find the berthed boats, including local fishing boats and yachts. It's the perfect space to walk around and enjoy the setting, see the local sea life as well watch the boats dock.

### Communal Entrance

The communal entrance door opens into the well maintained stairway which also has the lift access to the fifth floor.

### Hallway

Airing cupboard that houses the hot water cylinder. Further storage cupboard, carpet, inset ceiling lights, radiator and entryphone handset.

### Master Bedroom 14'11" x 10'4" (4.55 x 3.16)

A spacious master bedroom suite which has lovely views of the inner harbour. There's also triple built in wardrobes, carpet, powerpoints and inset ceiling lights.

### En suite

Fitted with a pedestal basin, toilet and a shower cubicle which has a glazed door and thermostatic shower. Inset ceiling lights, white ladder radiator and extractor.

### Kitchen 13'6" x 7'8" (4.12 x 2.34)

Offering a range of wall and floor units finished with cherry wood and complementary stone effect worktop. One and a half bowl stainless sink with mixer tap that is set beneath a double glazed window with views towards The South Downs and in the opposite direction to the inner harbour. Integrated washing machine, fridge freezer, oven, four ring gas hob and extractor over. Radiator, tiled flooring, inset ceiling spotlights and powerpoints.

### Living Room 14'7" x 14'6" (4.45 x 4.43)

This spacious room is dual aspect and has access to the private balcony through the glazed French doors. It's the perfect spot to watch the boats as they move in and out of the harbour and locks. The views are far reaching along the scenic coastline. Carpet, wall lighting, radiators and powerpoints.

### Bedroom Three 13'6" x 7'8" (4.13 x 2.36)

Double glazed window offering views of the harbour and coastline. Radiator, carpet, ceiling light and powerpoints.

### Bedroom Two 12'4" x 10'4" (3.78 x 3.17)

The coastal views can be enjoyed from this room as well. Double built in wardrobe with hanging rail and shelving. Carpet, radiator, inset ceiling spotlights and powerpoints.

### Bathroom 11'11" x 6'9" (3.64 x 2.06)

A white suite comprises of bath with mixer tap and shower over, pedestal basin and toilet. Tiled flooring, extractor and inset ceiling lights.

### Parking

The apartment comes with an allocated parking space which is located in the undercroft parking garage. It is the last space on the right.

There are visitor parking bays located within the gated development.

### Lease Details

Lease: We understand from the seller that there is 102 years remaining on the lease.

Service Charge: £1,456.92 per half year.

Harbour Charge: £401.32 per annum.

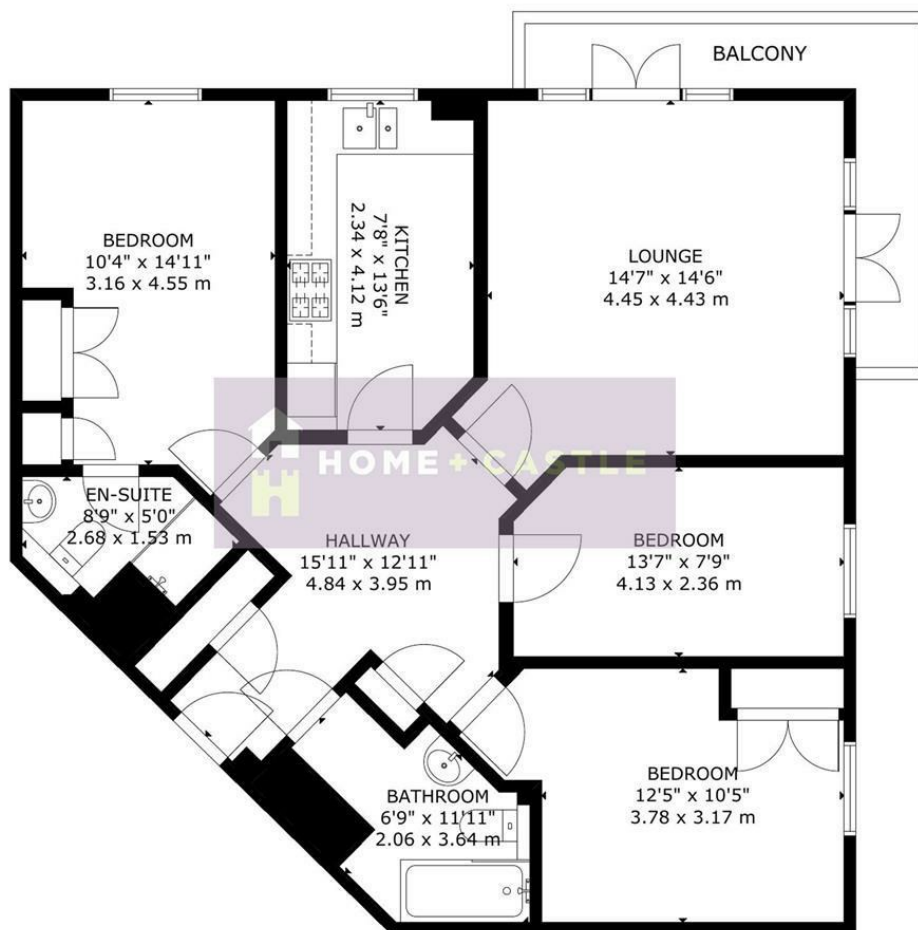
### Additional Information

Council Tax Band: E

EPC Rating: B

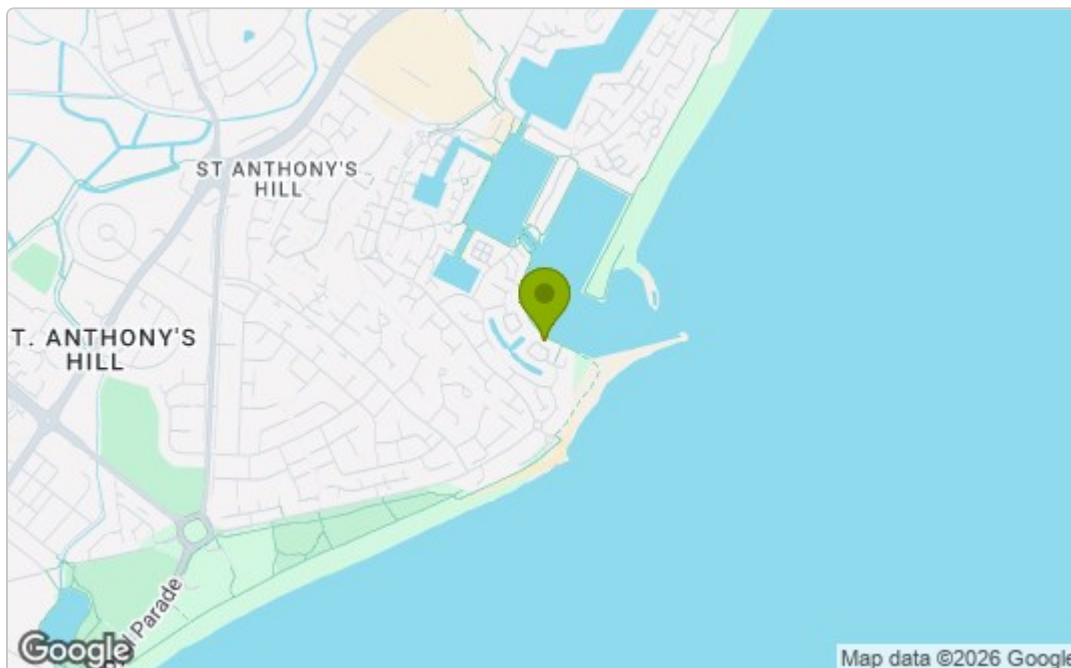
All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

# Floor Plan



GROSS INTERNAL AREA  
 TOTAL: 95 m<sup>2</sup>/1,020 sq.ft  
 FLOOR 1: 95 m<sup>2</sup>/1,020 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

# Area Map



# Energy Efficiency Graph

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>		
(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		
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
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.