



**HOME + CASTLE**  
ESTATE AGENTS

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VIEWING HIGHLY  
RECOMMENDED

**new**  
instruction



## Hudson Close, Eastbourne, BN23 5RB

Leasehold | Apartment | 2 Bedrooms

**\*\*Offers over £165,000\*\*** A beautifully appointed apartment which has a contemporary kitchen, bathroom and decor. It's perfectly situated within a stone's throw of the beach at Sovereign Harbour, ideal for coastal walks and sunny days. The apartment also comes with an extended lease term, allocated parking space and forms part of a small block of flats. Viewing of this lovely apartment is highly recommended to appreciate the quality of accommodation.

**FOR SALE**  
**LEASEHOLD**  
**£165,000**

## Location

Hudson Close is 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.

## Approach

The parking area has a pathway which leads to the communal entrance door.

## Communal Entrance

The secure entrance door opens into the well maintained communal hallway and staircase rises to the first floor.

## Entrance Vestibule

## Hallway

Carpet, electric heater, dado rail and entryphone handset. Storage cupboard housing hot water cylinder.

## Living Room 16'8" x 11'9" (5.1 x 3.6)

A well proportioned room with a large double glazed window to the front aspect. The room offers ample space for both lounge and dining areas. Carpet, ceiling lights, powerpoints and electric heater.

## Bedroom One 11'9" x 9'6" (3.6 x 2.9)

Built in double wardrobe with hanging rail and shelf. Double glazed window, carpet, electric heater, ceiling light and powerpoints.

## Bathroom 6'6" x 6'6" (2.0 x 2.0)

Fitted with a white suite comprising of bath with mixer tap and shower attachment, toilet and basin that is set into a vanity unit with storage. Fully tiled walls, ceiling light, extractor and shaver point.

## Kitchen 10'5" x 7'10" (3.2 x 2.4)

Fitted with a comprehensive range of wall and floor units which are finished with a contemporary green cabinetry. Stone effect worktop with single basin and drainer which is set beneath a double glazed window. Space for cooker, washing machine, slimline dishwasher and fridge freezer. Tiled splashback, vinyl flooring, powerpoints and ceiling light.

## Bedroom Two 9'10" x 9'2" (3 x 2.8)

Fitted range of furniture which has hanging rails and drawers. Further double built in wardrobe. Carpet, electric heater, ceiling light and powerpoints.

## Parking

The apartment comes with one allocated parking space.

## Lease Details

Lease Length: 125 years from December 2016

We understand that subletting and pets would require freeholder's consent.

Service Charge: £2,337 per annum.

Ground Rent £200 per annum.

Sea defense charge: £280 per annum

## Additional Information

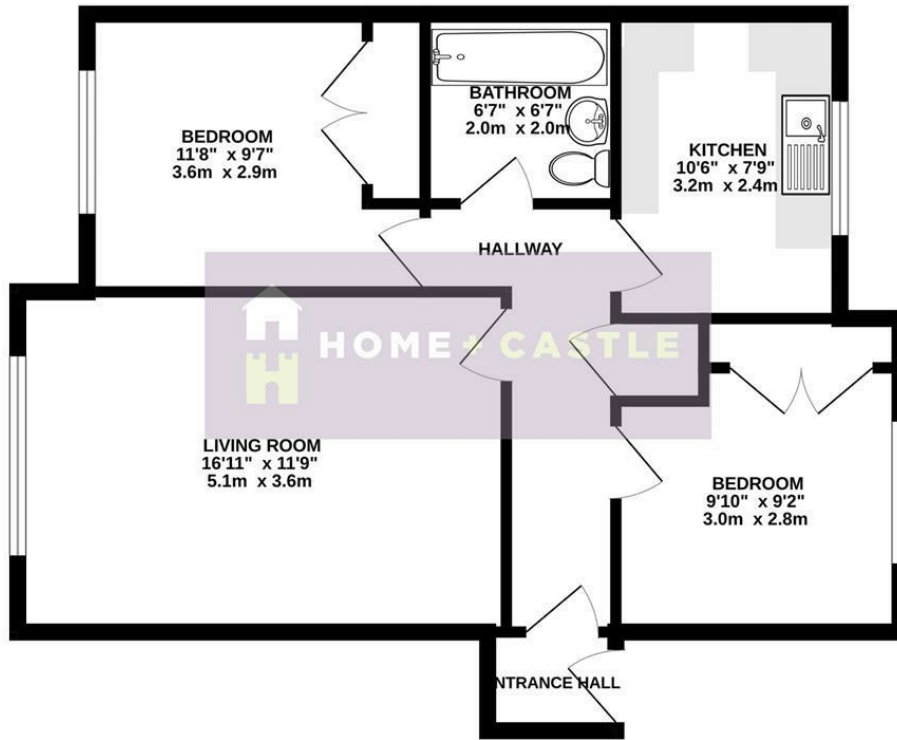
EPC rating: C

Council Tax Band: C

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.

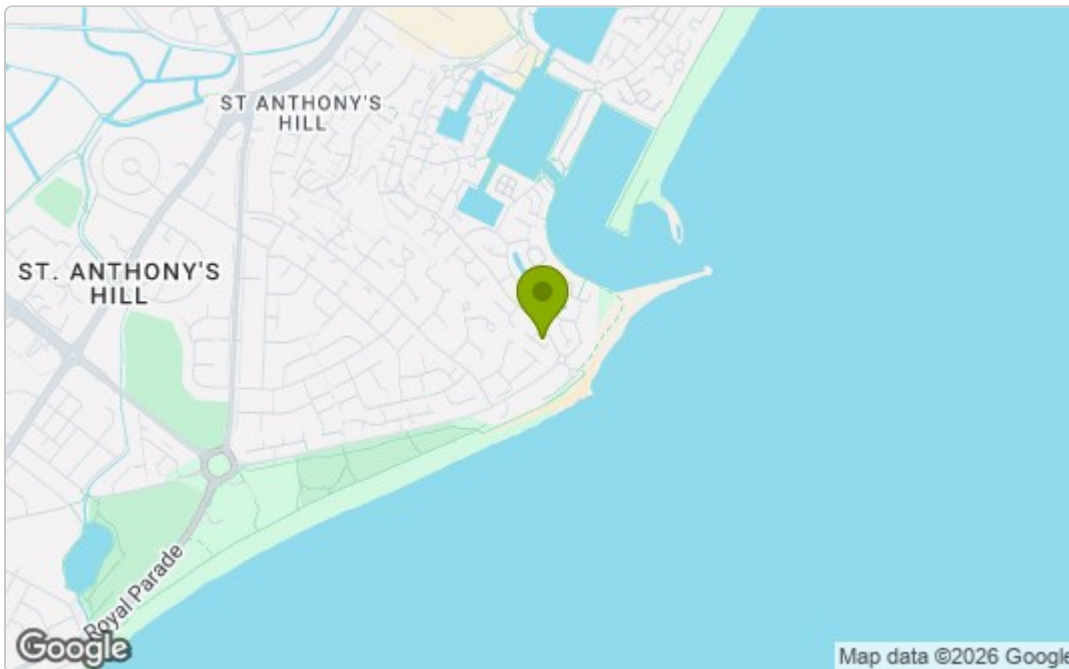
# Floor Plan

FIRST FLOOR  
622 sq.ft. (57.8 sq.m.) approx.

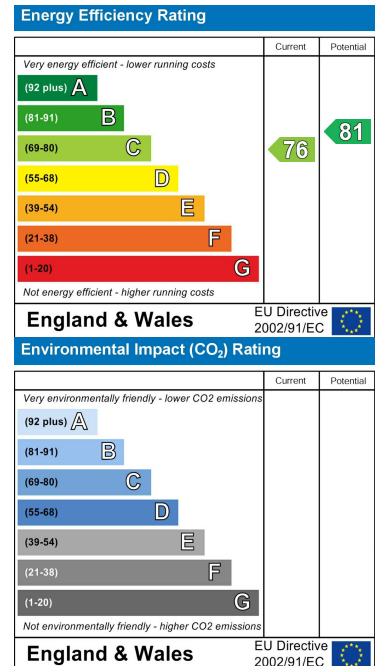


TOTAL FLOOR AREA: 622 sq.ft. (57.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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## Area Map



## Energy Efficiency Graph



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.