



OAKFIELD



Callao Quay, Eastbourne, BN23 5AB

Asking Price £215,000



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Situated within the ever popular Sovereign Harbour, this well presented two double bedroom apartment offers an excellent opportunity to enjoy coastal living just moments from the beach. Perfectly positioned close to a variety of cafés, restaurants, bars and shopping facilities, the property combines convenience with the relaxed lifestyle that Harbour living is known for.

The apartment offers bright and spacious accommodation throughout, with a sizeable living room providing an excellent space for both relaxing and entertaining. Doors open directly onto a private balcony, allowing plenty of natural light while creating the perfect spot to enjoy the sea air. A separate fitted kitchen offers ample cupboard and worktop space, making it both practical and functional for everyday living.

Both bedrooms are generous doubles, with the principal bedroom benefitting from built in wardrobe space and its own en suite shower room. A further family bathroom serves the second bedroom and guests alike.

One of the standout features of the property is its fantastic location right by the beachfront, ideal for evening walks along the coast or enjoying the beach throughout the summer months. The Harbour remains one of Eastbourne's most sought after locations thanks to its unique combination of waterfront surroundings and excellent local amenities.

Offered to the market chain free, this superb apartment would make an ideal permanent home, holiday retreat or investment purchase.





Living Room

15'9" x 12'3" (4.80m x 3.73m)

Kitchen

15'10" x 7'8" (4.83m x 2.34m)

Bedroom One

11'5" x 8'11" (3.48m x 2.72m)

En-Suite

Bathroom

7' x 6' (2.13m x 1.83m)

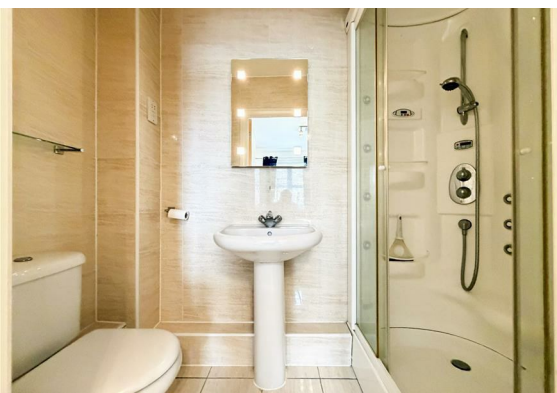
Bedroom Two

10'8" x 8'10" (3.25m x 2.69m)

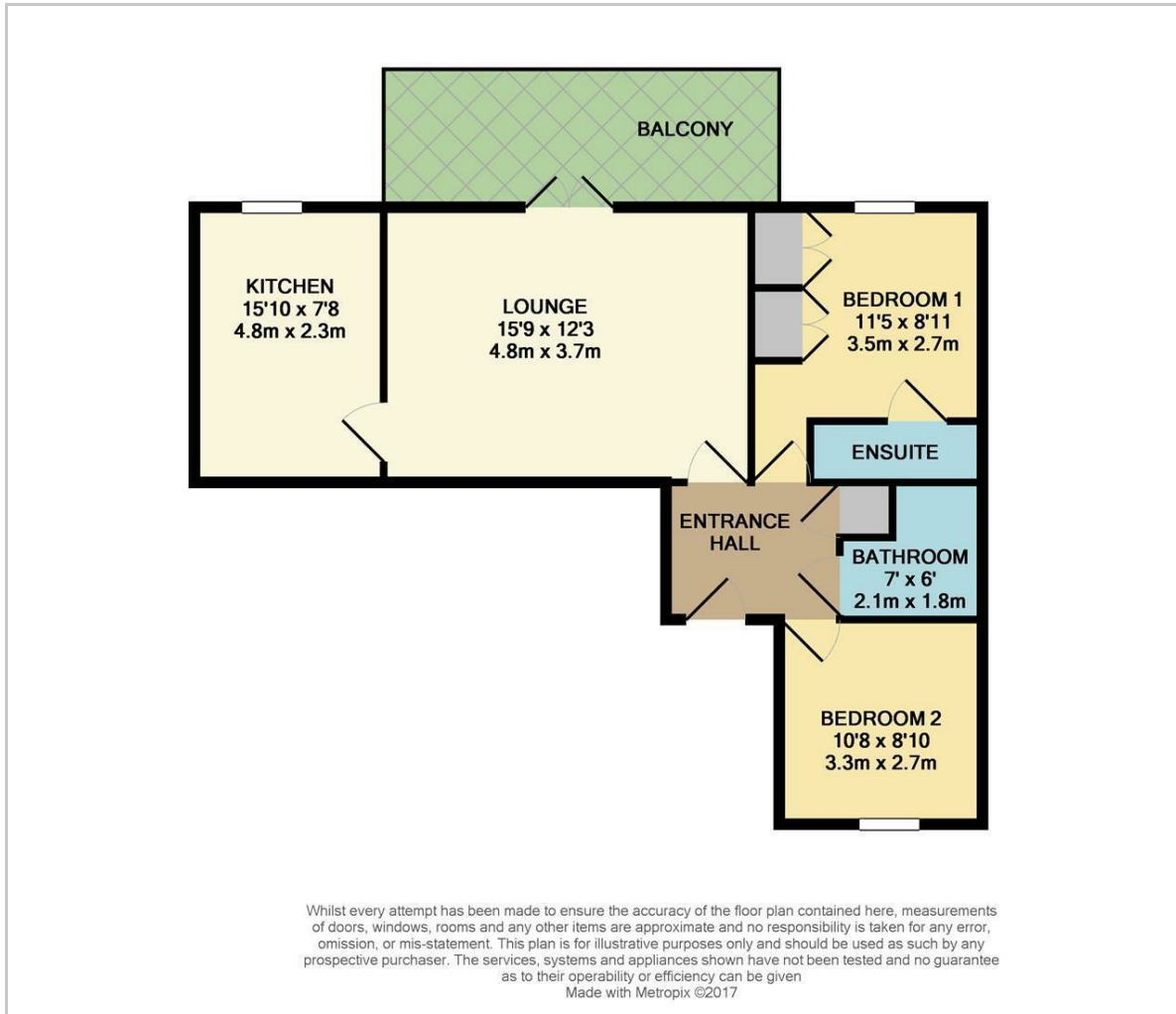
Council Tax Band D - £2,654.28 Per Annum

Lease Information

The seller advises that the property is offered as leasehold and has approximately 975 years remaining on the lease. The service charge is approximately £2,650.00 per annum and the Harbour Charge is £345.00 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor.



Floor Plan



Viewing

Please contact us on 01323 723 500 if you wish to arrange a viewing appointment for this property or require further information.

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.

Area Map



Energy Efficiency Graph

