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**Taylor Engley**



**30 Hamilton Quay, Sovereign Harbour, Eastbourne, East Sussex, BN23 5PZ**

**Asking Price £875,000 Leasehold - Share of Freehold**

Taylor Engley are delighted to offer to the market this well presented FIVE STOREY WATERSIDE TOWN HOUSE, located in the prestigious Hamilton Quay Development at Eastbourne's Sovereign Harbour North. This well appointed property offers spacious and versatile living accommodation with all principal rooms enjoying excellent views over the North Harbour waters. The property benefits from gas fired central heating, double glazed windows and has features that include a private passenger lift to all floors, fitted kitchen/day room, bedroom four/optional study, waterside terrace, sitting room with balcony, dining room, three en-suites, utility room and an integral double garage.





**Hamilton Quay is a private gated development and occupies a prime location within the Sovereign Harbour area. The development is situated adjacent to the Sovereign Harbour areas bars and restaurants and is also within easy reach of the Sovereign Harbour Retail Park, which offers a variety of shops and a supermarket. Eastbourne's town centre with its comprehensive range of shopping facilities and mainline railway station, theatres and seafront is approximately four miles distant.**

**\* SUPERB HARBOUR VIEWS \* PRESTIGIOUS GATED HAMILTON QUAY DEVELOPMENT \* ADJACENT TO AMENITIES \* WELL PRESENTED \* FIVE STOREY TOWNHOUSE \* PRIVATE PASSENGER LIFT TO ALL FLOORS \* SPACIOUS FITTED KITCHEN/DAY ROOM \* WATERSIDE PATIO TERRACE \* HARBOUR VIEWS FROM ALL PRINCIPAL ROOMS \* BALCONIES TO ALL PRINCIPAL ROOMS \* BEDROOM 4/OPTIONAL STUDY \* THREE BEDROOMS \* THREE EN-SUITES \* GROUND FLOOR SHOWER ROOM \* INTEGRAL DOUBLE GARAGE \* UTILITY ROOM \* GAS FIRED CENTRAL HEATING \* INTERNAL VIEWING HIGHLY RECOMMENDED \***



**Vehicular and Pedestrian Access**

Pedestrian access via electronic security gates to Hamilton Quay opening on to a podium leading to the property. Vehicular access also available directly to the property from the double garage at the lower ground floor level. Front door to:

**Entrance Hall**

Entry phone system, communications cupboard, radiator, port hole style widow to front, Kamdean flooring, lift access.

**Kitchen/Day Room**

17'7 max x 17'5 max (5.36m max x 5.31m max)  
(17'5 max reducing to 14'2 measurements include depth of fitted units)  
Fitted with bespoke Aishling kitchen installed by Burnhill kitchens, marble worksurfaces, Siemens Wifl appliances including, steam oven and microwave, dishwasher, fridge/freezer, Bora induction hob incorporating extractor, inset sink with Quooker CUBE fitted which provides chilled, sparkling, cold, hot and boiling water from one tap, fitted matching cupboard with bar, Siemens wine cooler, feature wood wall to one side, Kamdean flooring, ambient lighting, vertical radiator, two sets of double doors opening onto the waterside terrace area.

**Bedroom Four/Optional Study**

11'4 max into bay x 9' max (3.45m max into bay x 2.74m max)  
Radiator, Kamdean flooring, outlook towards the podium.

**Ground Floor Shower Room**

Shower cubical, wash hand basin set into cabinet, low level wc, chrome effect heated towel rail, tiled walls, Kardean flooring, downlighters.

Lift or stairs rising to first floor:

**First Floor**

**Dining Room**

14'7 x 9'2 (4.45m x 2.79m)  
(14'7 to staircase x 9'2 extending to 11'7 max into bay)  
Radiator, downlighter, outlook towards podium, double doors opening to:

**Sitting Room**

20'5 x 17'11 max (6.22m x 5.46m max)  
(20'5 extending to 23'8 max into bay)  
Enjoying views of the North Harbour Waters, wall mounted fire, lift access, two sets of double doors opening to:

**Balcony**

Enjoying excellent views over the North Harbour Waters, stainless steel and glazed balustrade, timber decking, external lighting.

Lift or stairs rising from first floor to second floor landing:

**Second Floor Landing**

Access to lift, airing cupboard housing, Ideal wall mounted gas fired boiler and cylinder, radiator.

**Bedroom Three**

9'4 x 9'3 (2.84m x 2.82m)  
Two built in wardrobes with sliding doors, radiator, doors to front opening to balcony overlooking podium, mirror fronted sliding door to:

**Ensuite Shower Room**

Shower cubical, low level wc, wall mounted wash hand basin set into cabinet, chrome effect heated towel rail, downlighters, tiled walls, tiled floor.

**Bedroom Two**

13' x 12'4 to cupboard front (3.96m x 3.76m to cupboard front)  
Triple width built in wardrobes with sliding doors, radiator, harbour views, double doors opening to:

**Balcony**

Having wonderful harbour views, laid to decking with stainless steel and glazed balustrade.

**Ensuite Shower Room**

Spacious shower cubical, low level wc with concealed cistern wash hand basin set into cabinet, chrome effect heated towel rail, downlighters, window to rear.

Lift or stairs rising to:

**Third Floor**

Loft hatch to roof space, window to front.

**Principal Bedroom Suite**

16'4 x 13'1 (4.98m x 3.99m)  
(16'4 plus wardrobe cupboard recess)  
Feature high ceiling, two radiators, lift access, dressing area with two double built in wardrobes with sliding doors, downlighters, window to front and double doors to rear opening to:

**Balcony**

Having fabulous views over the North Harbour Waters, decking and stainless steel and glazed balustrade.

**Ensuite Bathroom/Shower Room**

Jacuzzi style bath with mixer tap and shower attachment, spacious shower cubical, low level wc with concealed cistern, fitted cabinets with two inset wash hand basins, chrome effect heated towel rail, downlighters, tiled walls, tiled floor, arched window to rear with views of the north harbour.

Lift or stairs from the entrance hall down to:

**Lower Ground Floor Hall**

Tiled floor radiator, cupboard housing lift machinery, lift access, personal door to double garage and door to:

**Utility Room**

9'2 x 6'8 (2.79m x 2.03m)  
(Maximum measurements include depth of fitted units)  
Worksurface with tiled splash back, range of base and wall mounted cupboards, inset sink unit, space and plumbing for washing machine, space for tumble dryer, tiled floor.

**Double Garage**

20'11 max x 18'1 max (6.38m max x 5.51m max)  
(20'11 max in depth reducing to 15'9 in depth x 18'1 max in width)  
Double integral garage, electrically controlled sliding door, storage unit housing electric meter box, power points, lighting, central vacuum system for vacuum system, triple cupboard, light and power, personal door to lower ground floor hall.

**Waterside Terrace**

Spacious split level waterside patio terrace to rear accessed via the kitchen/day room. Fabulous views over the North Harbour Waters, outside lighting, outside tap.

**NB**

Term of lease is 999 years from 1st January 2004, share of freehold.

Managing agents Stredder Pearce,

Service charge 01/01/2025 for half year in advance estate £819.00  
Service charge 01/01/2025 for half year in advance Townhouse £1213.50  
Service charge 01/01/2025 for half year in advance Podium £34.04  
Annual lift service maintenance charge, optional.

Sovereign Harbour estate charge for 2025 £345.60

(All details concerning the term of the lease and outgoings are subject to verification)

**COUNCIL TAX BAND:**

Council Tax Band - 'G' Eastbourne Borough Council.

**BROADBAND AND MOBILE PHONE CHECKER:**

For broadband and mobile phone information please see the following website:  
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

**FOR CLARIFICATION:**

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

**VIEWING ARRANGEMENTS:**

All appointments are to be made through TAYLOR ENGLE Y.













Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>77</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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

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