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Taylor Engley



Flat 9, 14 San Diego Way, Sovereign Harbour, Eastbourne, East Sussex, BN23 5BG

Asking Price £239,950 Leasehold

ENJOYING FAR REACHING SEA VIEWS - Taylor Engley are delighted to offer to the market this TWO BEDROOMED THIRD (TOP) FLOOR APARTMENT, located in the popular Sovereign Harbour North area. The apartment features electric heating, double glazed windows, living room open plan to fitted kitchen, spacious balcony with coastal views, two bedrooms, en-suite shower room and Jack and Jill style bathroom. There is also the advantage of two tandem car parking spaces within a shared garage.

EPC = C.



The property is located in the popular Sovereign Harbour North area, being within easy access of local bars, restaurants and shops, located in the Sovereign Harbour district. Eastbourne's town centre is approximately five miles distant and offers a comprehensive range of shopping facilities and mainline railway station.

*** ENJOYING FINE SEA VIEWS * ELECTRIC HEATING * DOUBLE GLAZED WINDOWS * LIVING ROOM OPEN PLAN FITTED KITCHEN * SPACIOUS BALCONY WITH COASTAL VIEWS * TWO BEDROOMS * EN-SUITE SHOWER ROOM * JACK & JILL STYLE BATHROOM * TWO TANDEM CAR PARKING SPACES WITHIN SHARED GARAGE ***



The accommodation

Comprises:

Communal Front door opening to:

Communal Entrance Hall

Security entry system, stairs rising to:

THIRD (TOP) FLOOR

Private front door opening to:

Hall

Wall mounted electric heater, built in storage cupboard housing consumer unit, downlighters, double doors opening to:

Living Room Open Plan to Kitchen

Living Room Area

17'7 x 11' (5.36m x 3.35m)

Wall mounted electric fire, wall mounted electric heater, downlighters, sea view, patio door opening balcony

Fitted Kitchen Area

11'4 x 6'11 (3.45m x 2.11m)

(Maximum measurements include depth of fitted units)

Comprises single drainer one and a half bowl sink unit with mixer tap, worksurface and tiled splash back, range of base units and wall mounted cupboards with under cupboard lighting, range of appliances include under counter electric oven, four ring ceramic hob with extractor fan over, dishwasher, washing machine, fridge/freezer, downlighters, tiled floor, window to front.

Patio door from living room area to:

Balcony

20'5 x 3'4 (6.22m x 1.02m)

(Approximate measurements provided)

Having excellent sea views and light.

Bedroom 1

13'2 x 8'7 (4.01m x 2.62m)

(8'7 widening to 9'9 max)

Wall mounted electric heater, patio door opening to balcony.

En-suite Shower Room

Shower cubical, wash hand basin set into cabinet, low level wc with concealed cistern, electrically heated towel rail, part tiled walls, tiled floor, downlighter.

Bedroom 2

10'1 x 9'1 (3.07m x 2.77m)

Wall mounted electric heater, double built in wardrobe cupboard, double doors opening to Juliette style balcony to front, door to bathroom.

Bathroom

Jack & Jill style bathroom with connecting doors from hall and bedroom 2, comprises

Bath with mixer tap and shower attachment, shower screen tiled surround, wash hand basin set into cabinet, low level wc with concealed cistern, electrically heated towel rail, airing cupboard housing cylinder, downlighters, tiled floor, part tiled walls, window to front.

Tandem Car Parking Spaces with Garage

Two tandem car parking spaces within shared garage, up and over door to front, personal door opening to communal entrance hall.

NB

We are informed by our client the following,

Term of lease 125 years from and including 1 January 2003.

Service Charge for period starting on 1 July 2025 to 30 September 2025 £567.26.

Yearly Ground Rent in Advance 1 January 2025 - 31 December 2025 £140.00.

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

COUNCIL TAX BAND:

Council Tax Band - 'D' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

www.checker.ofcom.org.uk

FOR CLARIFICATION:

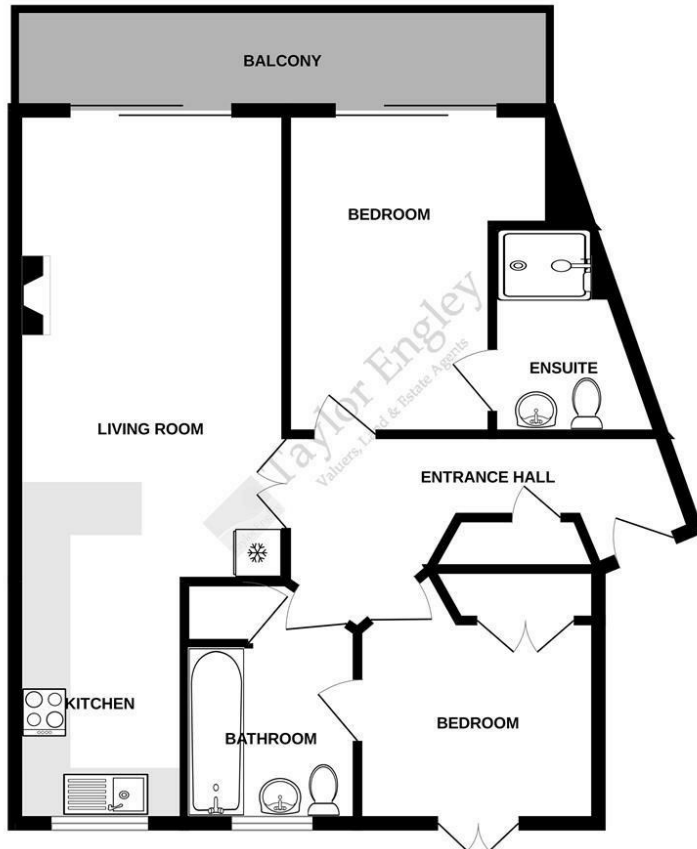
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

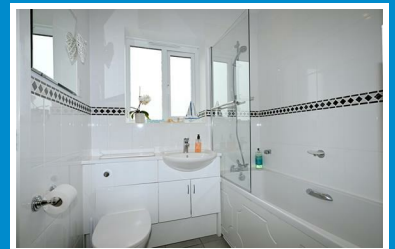
All appointments are to be made through TAYLOR ENGLELY.



THIRD FLOOR
686 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA: 686 sq.ft. (63.7 sq.m.) approx.
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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	83
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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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