

Valuers, Land & Estate Agents

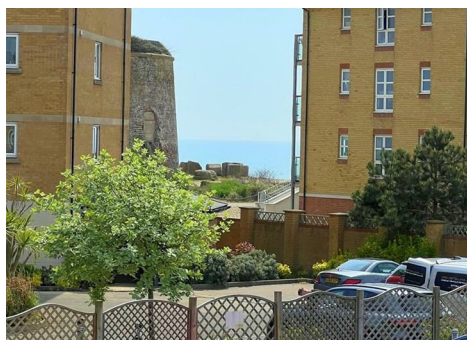
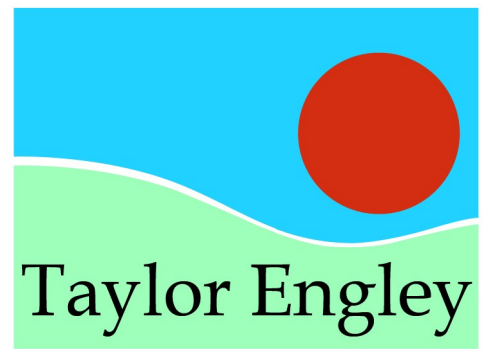
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16 Eugene Way, Sovereign Harbour, Eastbourne, East Sussex, BN23 5BH

Price £249,950 Leasehold

Taylor Engley are pleased to offer to the market this **TWO DOUBLE BEDROOMED FIRST FLOOR APARTMENT** in this favoured North Harbour location. The property is well presented throughout and enjoys an open plan living room/dining area and modern fitted kitchen, there is also the benefit of two double bedrooms - the master of which having en-suite shower room in addition to the guest bathroom/wc. Outside the property has one allocated car parking space situated behind remote controlled gates.



Local shopping facilities can be found in nearby Sovereign Retail Park with bars and restaurants also being found within the harbour village. Eastbourne town centre with its mainline railway station and comprehensive shopping facilities is approximately four miles distant.

*** COMMUNAL ENTRANCE * FIRST FLOOR * HALL * LIVING ROOM OPEN PLAN TO FITTED KITCHEN * MASTER BEDROOM WITH EN-SUITE * SECOND DOUBLE BEDROOM * GUEST BATHROOM/WC * ALLOCATED PARKING ***



The accommodation

Comprises:

Communal front door opening to:

Communal Entrance Hall

Stairs rising to:

First Floor Landing

Private front door opening to:

Hall

Security entry phone, built-in double mirror fronted wardrobes, mains smoke alarm.

Living Room

15'7 x 12'4 (4.75m x 3.76m)

Telephone point, television point, electric panel heater, doors opening to Juliette balcony. Open plan to kitchen area.

Kitchen Area

16'11 x 10'2 (5.16m x 3.10m)

Modern selection of eye and base level units with complimentary rolled edge moulded work top surfaces with inset single drainer stainless steel sink unit with mixer tap, integrated dishwasher, space for washing machine, built-in electric cooker with four burner induction hob with extractor above, space for fridge freezer, vinyl flooring, pelmet lighting, distant views towards the sea.

Master bedroom

12'6 x 9'10 (3.81m x 3.00m)

Upvc window to front, panel heater.

En-Suite Shower Room

8'6 x 6'7 (2.59m x 2.01m)

White suite comprising corner shower cubicle with thermostatic shower unit over, pedestal wash hand basin with monobloc mixer, dual flush wc, fully tiled walls, heated towel rail.

Bedroom 2

11'10 x 7'9 (3.61m x 2.36m)

Upvc doors to front opening to Juliette balcony, panel heater.

Guest Bathroom/Wc

12' x 5'5 (3.66m x 1.65m)

White suite comprising panelled bath with shower attachment, pedestal wash hand basin with chrome mixers, heated towel rail, low level wc, airing cupboard with a copper lagged tank, immersion switch and slatted shelving, part tiled walls, Upvc obscure window to rear,

Outside

Allocated parking to rear with two visitor bays.

Allocated Car Parking Space

Allocated parking space for one car, accessed via remote controlled electrically operated gates.

N.B

Term of lease - 125 years from 1st January 2003.

Maintenance quarterly charge if £513.72 (£2,054.88 per annum)

Ground rent is currently £140.00 per annum

Sovereign Harbour charge is £317.89 per annum.

The Managing Agents are Wildheart Residential Limited (Ross & Co).

COUNCIL TAX BAND:

Council Tax Band - 'D' Eastbourne Borough Council - currently £2,199.47 until March 2023.

FOR CLARIFICATION:

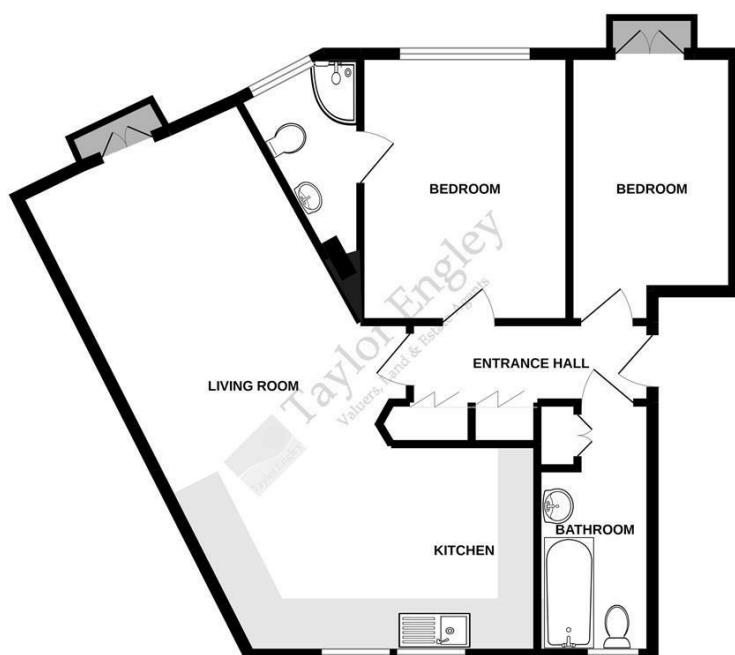
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

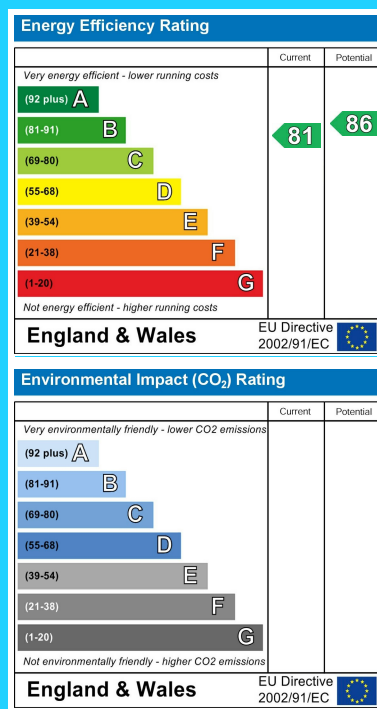
All appointments are to be made through TAYLOR ENGLEY.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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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