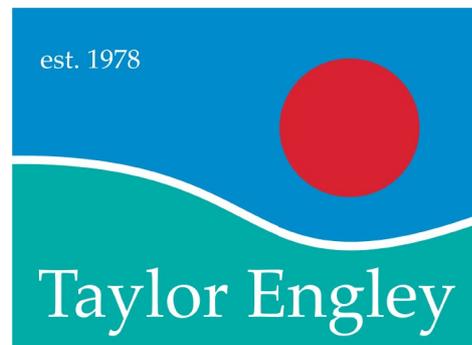


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Flat 33 Fiador Court, 6 Midway Quay, Sovereign Harbour, Eastbourne, BN23 5DG
Guide Price £269,950 Leasehold

ENJOYING STUNNING HARBOUR AND SEA VIEWS - this delightful TWO BEDROOM FOURTH FLOOR APARTMENT offers open plan living room / kitchen, BALCONY with views over the harbour and South Downs, two double bedrooms enjoying sea views - one with en-suite shower room, guest bathroom and an allocated car parking space. Being just a short walk away from the Sovereign Harbour village offering a selection of shops and restaurants. EPC = C



Sovereign Harbour Retail Park is within close proximity whilst Eastbourne town centre with its comprehensive shopping facilities, mainline railway station, theatres and seafront is approximately four and a half miles distant.

*** ENTRANCE HALL * OPEN PLAN LIVING ROOM/KITCHEN * BALCONY * HARBOUR AND DOWNLAND VIEWS * TWO BEDROOMS - ONE WITH EN-SUITE SHOWER ROOM * GUEST BATHROOM * ALLOCATED CAR PARKING SPACE ***



Communal front door opening to:

Communal Entrance Hall

Passenger lift and stairs rising to:

Fourth Floor Landing

Private front door opening to:

Entrance Hall

Electric wall heater, built-in storage cupboard housing Pulsa Coil electric hot water system, slatted shelving.

Open Plan Living Room / Kitchen

20'10 x 20'9 (6.35m x 6.32m)

Living Room Area

Large double glazed windows enjoying views over the harbour with the South Downs beyond, two electric wall heaters, television point.

Kitchen Area

Built-in wood effect cupboards and drawers, work surfaces, sink unit, integral fridge freezer, washing machine and dishwasher, built-in Bosch oven, built-in Smeg microwave, electric Ignis hob with extractor fan over.

Balcony

Having far reaching views over the harbour with the South Downs beyond.

Bedroom 1

14'1 x 16' narrowing to 10'3 (4.29m x 4.88m narrowing to 3.12m)

Range of built-in wardrobe cupboards, electric wall heater, large windows enjoying sea views.

En-Suite Shower Room

White suite comprising wc, washbasin, large shower cubicle, extractor fan, heated towel rail.

Bedroom 2

12'11 x 10' (3.94m x 3.05m)

Two windows enjoying sea views, electric wall heater.

Bathroom

7'2 x 6'10 (2.18m x 2.08m)

White suite comprising wc, washbasin, bath with mixer tap and shower attachment, heated towel rail, extractor fan.

Parking

There is an allocated car parking space.

N.B

The lease is 125 years from the 29/09/2004. We have been advised the current outgoings are as follows: Ground Rent - £25 (payable ever six months), Service Charge - £1676.31 (payable every six months), Estate Charge - £244.20 (payable every six months, Sea Defence Charge - £401 (paid annually).

(All details concerning the terms of the lease and outgoings are to be verified).

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.

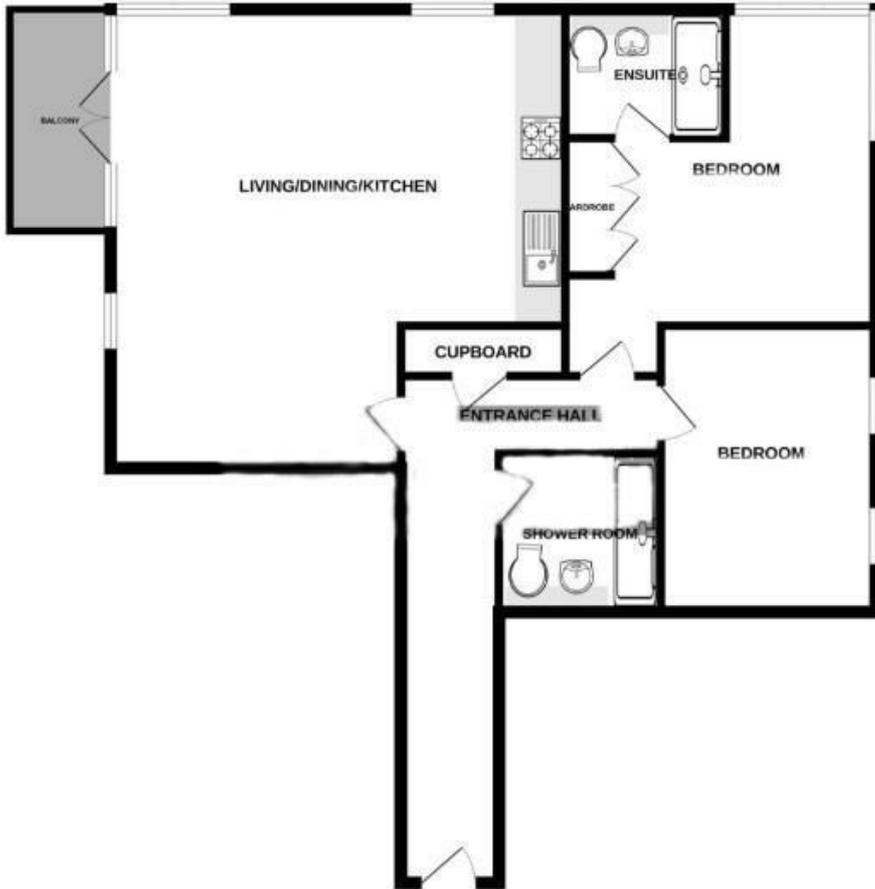
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEBY.









| Energy Efficiency Rating | | Current | Potential |
|-----------------------------------------------------------------------|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 73 | 82 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | | |
| 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.