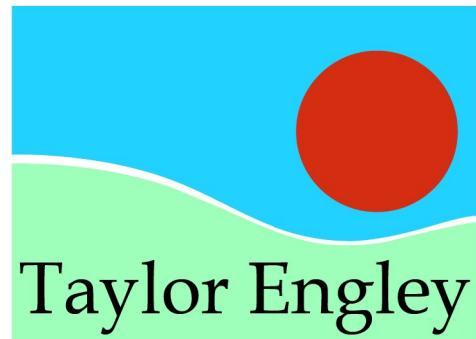


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18 Hudson Close, Sovereign Harbour South, Eastbourne, East Sussex, BN23 5RB
Guide Price £209,950 Leasehold - Share of Freehold

An opportunity to purchase this well presented TWO BEDROOMED FIRST FLOOR APARTMENT situated to the south side of the Sovereign Harbour development, being within easy access to Eastbourne's seafront. The property offers spacious accommodation having a bay fronted living room opening onto a dining area, modern kitchen, re-fitted wet room, double glazed windows and electric heating. The property is offered with an allocated car parking space and has a share of the Freehold.

EPC=C



The property is conveniently located being within close proximity to local shops and amenities in nearby Beatty Road with further shops and restaurants being available in the Marina Village, Sovereign Retail Park whilst Eastbourne's town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately three and a half miles distant.

*** TWO BEDROOMED FIRST FLOOR APARTMENT * BAY FRONTED LIVING ROOM OPENING ONTO DINING AREA * MODERN KITCHEN * RE-FITTED WET ROOM * ALLOCATED CAR PARKING SPACE * DOUBLE GLAZED WINDOWS * ELECTRIC HEATING * CLOSE TO LOCAL AMENITIES ***



The accommodation

Comprises:

Communal front door opening to:

Communal Entrance Hall

Security entry phone system, stairs rising to:

First Floor Landing

Private front door opening to:

Hall

Entry phone receiver, airing cupboard housing newly installed hot water system, built-in cupboard, coved ceiling.

Living Room Opening to Dining Area

17'3 into bay x 18'4 (5.26m into bay x 5.59m)
(18'4 narrowing to 10'8)

Overall measurement.

Newly installed electric panel heater, television point, coved ceiling, feature fireplace surround with electric inset fire, double glazed windows to front. Archway to:

Dining Area

Wall mounted electric heater, double glazed windows to front.

Fitted Kitchen

9'8 x 7' (2.95m x 2.13m)

Comprehensive range of matching eye and base level units with complimentary rolled edge moulded granite effect work top surfaces, inset single drainer stainless steel sink unit with mixer tap, built-in electric hob with stainless steel chimney extractor over, eye level electric oven, space for fridge freezer, plumbing and space for washing machine, part tiled walls, double glazed window to front.

Bedroom 1

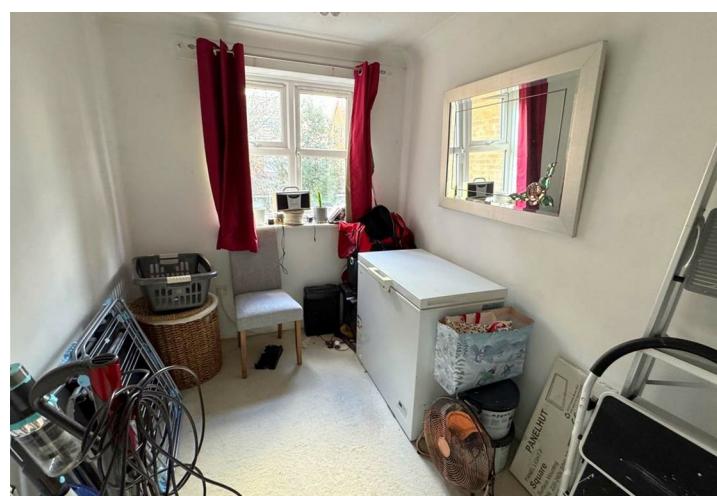
10'8 x 8.8 + door recess (3.25m x 2.44m, 2.44m + door recess)

Upvc window to rear, wall mounted panel heater. Built in double wardrobes, coved ceiling, wall mounted room thermostat

Bedroom 2

10'8 x 7'0 (3.25m x 2.13m)

Upvc window to rear, coved ceiling



Re-fitted Wet Room

6'10 x 6'2 (2.08m x 1.88m)

Modern white suite comprising walk-in shower cubicle, low level wc, wash hand basin, ceramic tiled walls, extractor fan, shaver point, chrome heated towel rail, obscure window to side.

Allocated Parking

Space number 18 - to the front of the property.

N.B

We have been advised from the vendor of the following:

The lease is 999 years from 2109 and has a Share of the Freehold.

Maintenance is currently £1,182.41 per annum.

Managing agents are Eastbourne Lettings.

Sovereign Harbour Charge £283.39 until 31/12/2025

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

DIRECTIONS

Proceed along Eastbourne's seafront in an easterly direction along Royal Parade to the Sovereign Centre roundabout, take the last exit into Prince William Parade, at the next roundabout take the first exit into Atlantic Drive, turn left into Hudson Close, bear left and the property will be found at the far end the left hand side.

COUNCIL TAX BAND:

Council Tax Band - 'C' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:

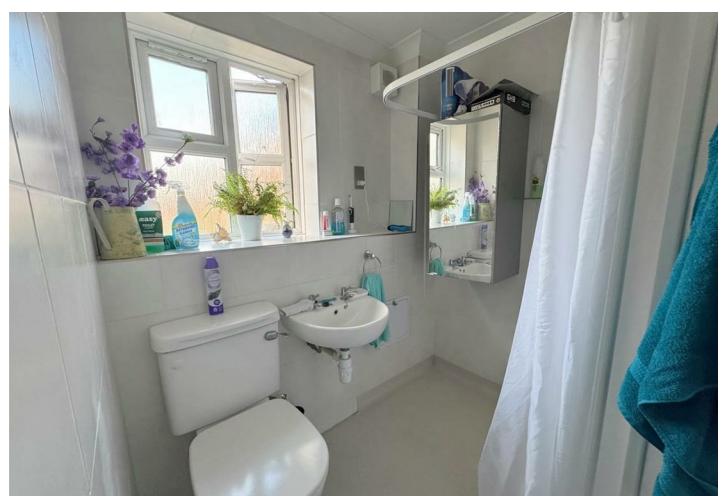
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

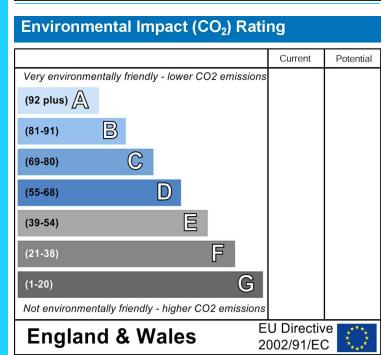
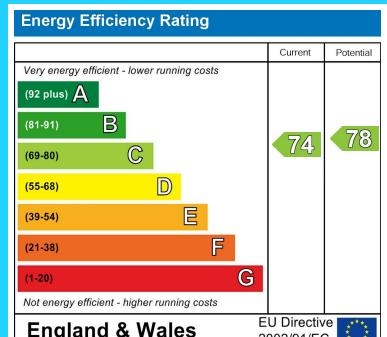
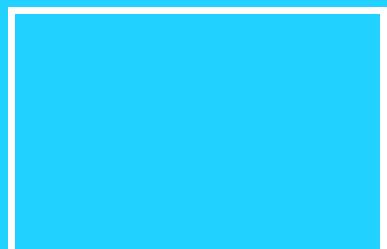
FOR CLARIFICATION:

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 ENGLEY.





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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