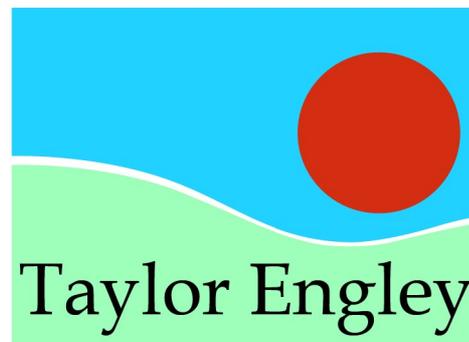


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**43 Trujillo Court, Callao Quay, Sovereign Harbour, Eastbourne, East Sussex, BN23 5AB**  
**Guide Price £220,000 Leasehold - Share of Freehold**

**An excellent opportunity has arisen to acquire this well presented TWO BEDROOMED SECOND FLOOR APARTMENT located in the popular Sovereign Harbour North area of Eastbourne. The property is considered to offer spacious accommodation comprising living/dining room, balcony, fitted kitchen, two double bedrooms - one with en-suite shower room and a guest bathroom/wc. The property also offers a 27'2 max x 8'10 max garage and views over the water feature. This property enjoys a Share of the Freehold and is being marketed Chain Free. EPC = C**



**The property is conveniently located within the popular North Harbour being within close proximity to local shops, bars and restaurants and the Sovereign Harbour Retail Park. Eastbourne's town centre with its comprehensive shopping facilities, mainline railway station and theatres is approximately four miles distant.**

**\* WELL PRESENTED \* SPACIOUS ACCOMMODATION \* TWO BEDROOMS \* EN-SUITE SHOWER ROOM \* LIVING/DINING ROOM \* BALCONY \* FITTED KITCHEN \* BATHROOM \* 27'2 MAX x 8'10 MAX GARAGE \* CHAIN FREE \* SHARE OF FREEHOLD \* NORTH HARBOUR LOCATION \***



## The accommodation

Comprises:

Communal front door opening to:

### Communal Entrance Hall

Stairs rising to:

### Second Floor

Private front door opening to:

### Hall

Radiator, security entry phone system, cupboard housing water tank.

### Living/Dining Room

20'1 x 11'7 (6.12m x 3.53m)

Double glazed doors opening to balcony, two radiators, coved ceiling and windows to front.

### Balcony

A generous undercover area with views in-land.

### Fitted Kitchen

10'6 x 8'1 (3.20m x 2.46m)

Range of wall and base units, worktops with tiled splash back, one and a half bowl sink unit with drainer and mixer tap, cupboard housing Baxi boiler, integrated fridge freezer, integrated dishwasher, plumbing and space for washing machine, electric oven with four ring gas hob and extractor over, tiled floor, spotlights, under cupboard lighting, window to front, radiator.

### Master Bedroom

12'11 max x 12'4 (3.94m max x 3.76m)

Window, radiator, built-in double wardrobe, wall lights. Door opening to en-suite shower room.

### En-Suite Shower Room

Fully tiled walls, tiled floor, low level wc, wash basin with mixer tap, shower cubicle, mirrored wall cabinet, radiator, spotlights, window, extractor fan.

### Bedroom 2

10'6 x 9'6 (3.20m x 2.90m)

Radiator, window, coved ceiling.

## Guest Bathroom

Low level wc, wash basin with mixer tap, bath, tiled walls, tiled floor, radiator, extractor fan.

## Outside

### Garage

27'2 max x 8'10 max (8.28m max x 2.69m max)

(Maximum measurements including depth of internal pillars and fittings)

Electrically operated up and over door, power and lighting.

## N.B

We have been advised by the vendor of the following:

Length of lease 999 years from 1st of January 2002 to include a Share of the Freehold.

Annual sea defence charge from 1st of January 2024 - 31st of December 202 of £340.05

Service charge for period 1 December 2024 to 31st May 2025 £976.21

Managing agents - Sensible Property Management.

(All details concerning the terms of the 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](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:

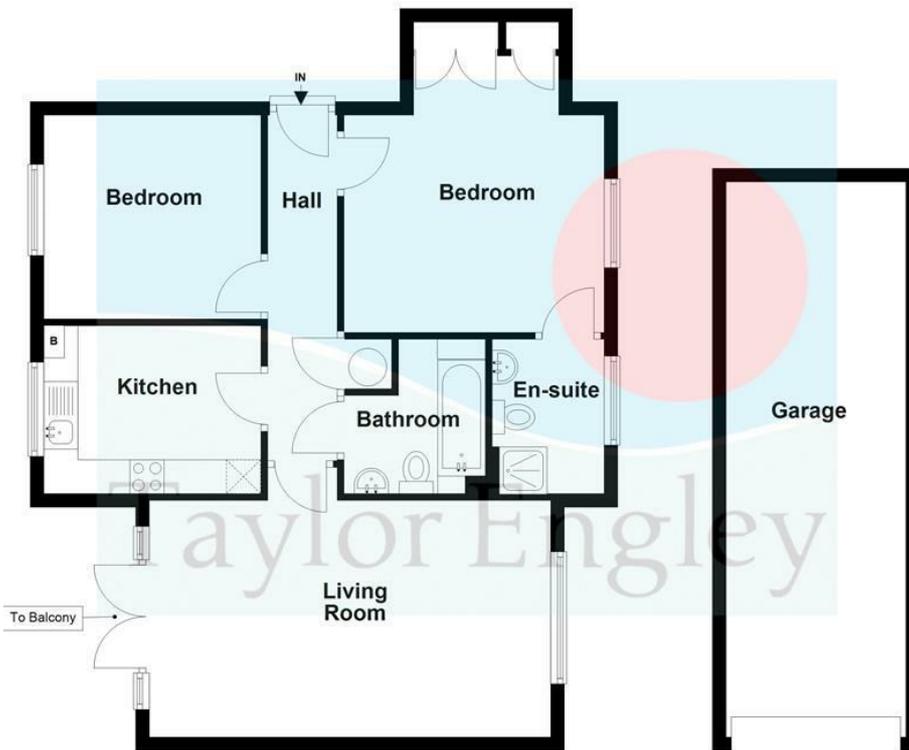
All appointments are to be made through TAYLOR ENGLEBY.







**Second Floor**  
Main area: approx. 70.3 sq. metres (756.4 sq. feet)  
Plus garages, approx. 21.7 sq. metres (233.7 sq. feet)



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Plus garages, approx. 21.7 sq. metres (233.7 sq. feet)

This floor plan is for illustrative purposes only. All measurements are approximate.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>80</b>	<b>82</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 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	

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

**Also at: 11 High Street, Hailsham, East Sussex BN27 1AL ☎(01323) 440000 Fax: (01323) 440750**