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**Taylor Engley**



**17 Christchurch Place, Sovereign Harbour, Eastbourne, East Sussex, BN23 5AP**

**Asking Price £395,000 Leasehold**

A beautifully presented and much improved **THREE BEDROOMED DUPLEX PENTHOUSE APARTMENT**, forming part of the highly sought after Henley Park development located at Eastbourne's Sovereign Harbour North. The apartment occupies the second and third floor level of this purpose built block and is considered to be in excellent decorative order. The property benefits from gas fired central heating and double glazed windows and has features that include a spacious living room, balcony, fitted kitchen with appliances, principal bedroom suite with en-suite, two further bedrooms and a second shower room. Outside there is a garage and attractive communal gardens.





The property is conveniently located within the Sovereign Harbour North area being within level walking distance of the waterfront with its various restaurants and Crumbles Retail Park, which offers a variety of shops. Bus services serve the local area whilst Eastbourne's town centre which offers a comprehensive range of shopping facilities and mainline railway station is approximately three and a half miles distant.

**\* DUPLEX PENTHOUSE APARTMENT \* FAVOURED HENLEY PARK DEVELOPMENT AT SOVEREIGN HARBOUR \* BEAUTIFULLY PRESENTED \* SPACIOUS LIVING ROOM \* BALCONY \* FITTED KITCHEN WITH APPLIANCES \* THREE BEDROOMS \* EN-SUITE SHOWER ROOM \* SEPARATE SHOWER ROOM \* GARAGE \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZED WINDOWS \* SECURITY ENTRY SYSTEM \* CONVENIENTLY LOCATED FOR LOCAL AMENITIES AT THE CRUMBLES RETAIL PARK \* INTERNAL VIEWING HIGHLY RECOMMEND \* NO ONWARD CHAIN \***



## The accommodation

Comprises:

Communal front door opening to:

### Communal Entrance Hall

Security entry system and stairs rising to:

### Second Floor

Private front door opening to:

#### Hall

Spacious hall, video entry system, double built in cupboard housing Ideal wall mounted gas fired boiler, two built in storage cupboards, radiator, downlighters.

#### Living room

19' max x 17'6 max (5.79m max x 5.33m max)  
(L shaped room maximum measurements provided).

Spacious double aspect room with a glimpse of harbour waters, two radiators, downlighters, door to balcony.

#### Balcony

8' max x 7'6 max (2.44m max x 2.29m max)  
Trex decking, wrought iron balustrade, outside light, glimpse of harbour waters.

#### Kitchen

12'11 max x 9'1 (3.94m max x 2.77m)  
(9'1 extends to 14'8 max into deep door recess, maximum measurements provided include depth of fitted units)

Comprises, granite worksurfaces with upstand, range of base and wall mounted cupboards, under cupboard lighting, eye level electric fan assisted Neff oven with cupboard over and saucepan drawers below, Neff induction hob with extractor fan over, Siemens washing machine, Siemens tumble dryer, Fisher Paykel fridge/freezer, tiled floor, downlighters, double aspect room with glimpse of the harbour waters.

#### Bedroom 2

11'5 x 10'3 (3.48m x 3.12m)  
Double built in wardrobe cupboard, radiator, downlighters, outlook to rear, door to balcony.

#### Bedroom 3

10'3 x 10' (3.12m x 3.05m)  
Double built in wardrobe cupboard, radiator, downlighters, outlook to front.

#### Shower room

Tiled shower cubical, wash hand basin set within cabinet, low level wc with concealed cistern, wall mounted cabinets incorporating lighting, part tiled, tiled floor, downlighters.



Door from hall opening to stairs rising to landing area with Velux window, radiator.

#### Bedroom 1

14'2 max 12'4 (4.32m max 3.76m)  
(14'2 plus window recess)

Feature high ceiling, two built in wardrobe cupboards, two radiators, two velux windows to front and window to rear.

#### En-Suite Shower Room

Spacious tiled shower cubical, wash hand basin set into cabinet, low level wc with concealed cistern, wall mounted cabinets incorporating lighting, heated towel rail, downlighters.

#### Garage

Single garage in block.

#### NB

We are informed by our client of the following,

Term of lease 999 years from 1 May 2003

Annual Service Charge for period 01/01/2026 - 31/12/2026  
£1,818.60

Annual Reserve Fund 01/01/2026 - 31/12/2026 £948.31

Ground Rent, currently £200.00 per year, we are informed that the ground rent doubles every 25 years.

Sovereign Harbour Charge for 2025 345.60.

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

#### COUNCIL TAX BAND:

Council Tax Band - 'E' 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.

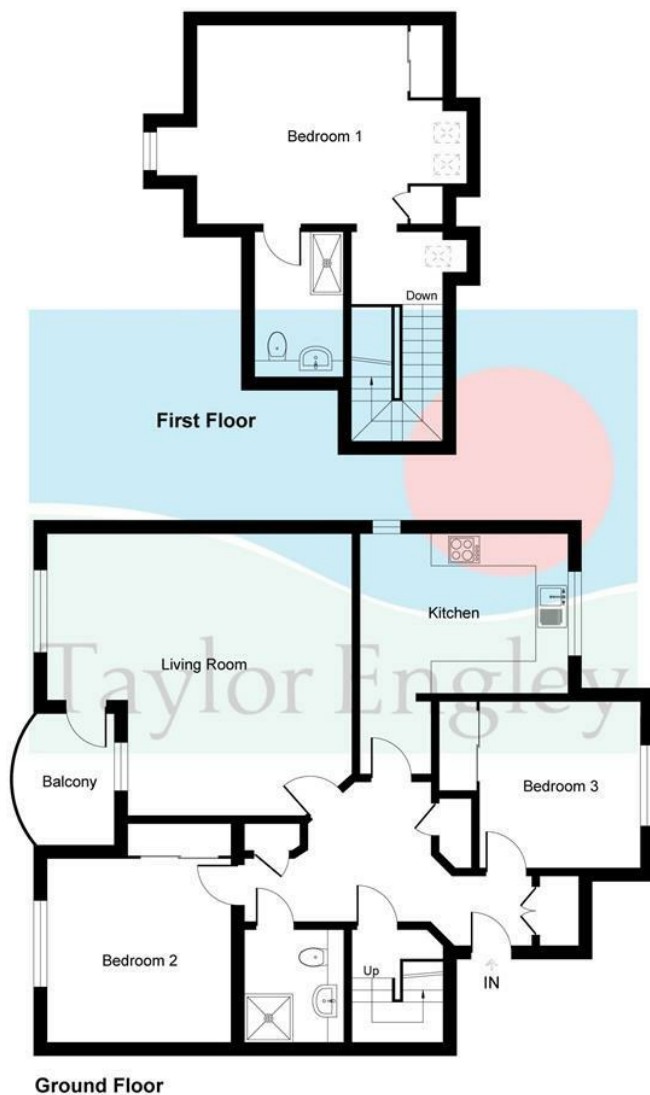
#### VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.





# **Christchurch Place, BN23** Approximate Gross Internal Area = 122 sq m / 1314 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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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		
	78	79
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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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