

Valuers, Land & Estate Agents

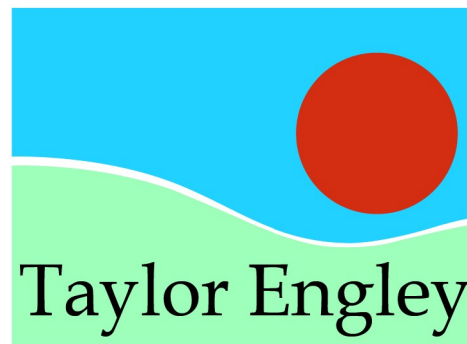
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9 Anguilla Close, Sovereign Harbour, Eastbourne, East Sussex, BN23 5TS

Price £279,950 Leasehold

Taylor Engley are delighted to offer to the market this **TWO DOUBLE BEDROOMED FIRST FLOOR APARTMENT ENJOYING PANORAMIC VIEWS OVER THE ENTRANCE TO EASTBOURNES SOVEREIGN AND OUT TO SEA**. Available chain free, the accommodation is accessible via a lift and comprises two double bedrooms, en-suite shower room and guest bathroom, living/dining room, separate kitchen and balcony enjoying the panoramic and far reaching views. Outside is an allocated off road parking space.



Eastbourne Sovereign Harbour has many bars and restaurants whilst shopping facilities are available at the Sovereign Retail Park. Eastbourne town centre is approximately two and a half miles distant.

COMMUNAL ENTRANCE HALL * PRIVATE ENTRANCE HALL * LIVING/DINING ROOM * BALCONY WITH PANORAMIC SEA AND HARBOUR VIEWS * KITCHEN * TWO DOUBLE BEDROOMS * ENSUITE SHOWER ROOM * GUEST BATHROOM * OFF ROAD PARKING SPACE * CHAIN FREE



The accommodation comprises:

Communal front door to:

COMMUNAL ENTRANCE HALL

Lift and stairs to:

FIRST FLOOR

Front door to:

PRIVATE ENTRANCE HALL

Cupboard housing boiler, cupboard housing fuses, entry phone system, radiator.

LIVING ROOM

13'4" x 12'7" (4.06 x 3.84)

Two radiators, television point, window to kitchen, door to:

BALCONY

10'11 x 3'07 (3.33m x 1.09m)

Having uninterrupted views over the harbour mouth and out to sea. Also accessible from the master bedroom.

KITCHEN

8'5" x 7'2" (2.57 x 2.18)

Modern selection of eye and base level units with work surface, one and a half bowl sink unit with mixer tap, integrated appliances including oven, hob, extractor fan, fridge freezer and washing machine, window to living room.

BEDROOM 1

11'4" x 9'7" (3.45 x 2.92)

(measurements exclude door recess)

Radiator, built-in wardrobe, television point, door to balcony, window to rear with views over the harbour mouth. Door to:

VIEW FROM BEDROOM 1

EN-SUITE SHOWER ROOM

White suite comprising shower cubicle, low level wc, wash hand basin, part tiled walls, extractor fan.

BEDROOM 2

13'3" x 11'4" (4.04 x 3.45)

(maximum measurements given as irregular shaped room)

Wall of built-in wardrobes, television point, radiator, window to front with sea views.

BATHROOM

White suite comprising bath, low level wc, wash hand basin, radiator, extractor fan, part tiled walls.

OUTSIDE

ALLOCATED PARKING SPACE

One allocated parking space situated under cover in the car port to the front of the building.

FRONT ELEVATION

N.B

The vendor informs us of the following:

The current service charge is £1600 per annum.

The ground rent is £150 per annum.

The water feature charge is £300 per annum

The Sovereign Harbour charge is £261 per annum

The managing agents are Hazelvine

The lease is 125 years from 2005.

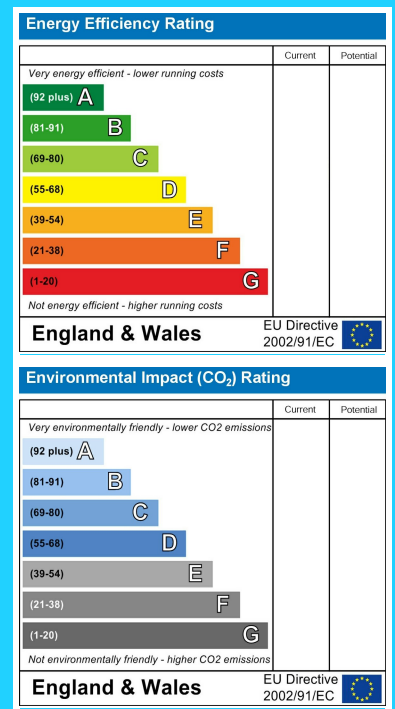
FOR CLARIFICATION:

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. We are open 7 days a week.





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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