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Flat 14 Hamilton Quay, Eastbourne, East Sussex, BN23 5PZ
Asking Price £575,000 Leasehold - Share of Freehold

An opportunity arises to acquire this THREE BEDROOMED THIRD FLOOR APARTMENT forming part of the prestigious Hamilton Quay development at Eastbourne's Sovereign Harbour. The apartment provides spacious and well presented living accommodation and enjoys fabulous views across North Harbour waters. The accommodation benefits from gas fired central heating, double glazed windows and features a spacious living room open plan to a fitted kitchen/breakfast room with integrated appliances, a balcony, two en-suites, separate shower room, two spacious undercroft allocated car parking spaces and a walk in store room. There is also the advantage of the remainder of a 999 year lease and a share in the Freehold company. EPC=B.



Hamilton Quay enjoys an enviable position within the sought after Sovereign Harbour development, offering an attractive waterside lifestyle with the marina, harbour walks, restaurants, cafés and bars all close at hand. A range of everyday shopping facilities is also readily accessible, while Eastbourne seafront and the town centre is approximately five miles distant, providing an extensive choice of shopping, leisure, entertainment and recreational facilities. Excellent road connections provide convenient access towards Eastbourne, the surrounding East Sussex coastline and the A22/A27, making Hamilton Quay an ideal choice for those seeking a peaceful coastal setting combined with excellent everyday convenience.

*** PRESTIGIOUS GATED HAMILTON QUAY DEVELOPMENT * SPACIOUS WELL PRESENTED ACCOMMODATION * OPEN PLAN LIVING ROOM TO FITTED KITCHEN/BREAKFAST ROOM * DIRECT NORTH HARBOUR VIEWS * BALCONY WITH WONDERFUL HARBOUR VIEWS * THREE BEDROOMS - TWO WITH EN-SUITE * SEPARATE SHOWER ROOM * BLOCK SERVED BY PASSENGER LIFT * TWO SPACIOUS ALLOCATED UNDERCROFT CAR PARKING SPACES * WALK IN STOREROOM * REMAINDER OF 999 YEAR LEASE * SHARE IN FREEHOLD COMPANY * INTERNAL VIEWING HIGHLY RECOMMENDED ***





The accommodation
Comprises:

Gated Entrance
With security entryphone system to communal podium.

Communal Hall
With security entryphone and passenger lift or stairs rising to third floor.

Private Front Door
To:

Entrance Hall
Downlighters, radiator, entry phone system, built-in store cupboard, airing cupboard housing cylinder and shelving, doors opening to:

Living room Open Plan to Kitchen/Breakfast room

Living Room Area
27'8 max x 13'6 max (8.43m max x 4.11m max)
Enjoying direct harbour views, fitted electric fire, radiator, doors opening to balcony.

Kitchen/Breakfast Room Area
18' max x 11'11 max (5.49m max x 3.63m max)
(maximum measurements include depth of fitted units)
Comprises, range of base and wall mounted cupboards, under cupboard lighting, worktops with tiled splash back and inset one and a half bowl sink unit, range appliances including eye level electric oven, microwave, five burner gas hob with ceiling mounted extractor fan over, fridge/freezer, washer/dryer, dishwasher, cupboard housing Ideal gas fired boiler, tiled floor, radiator, downlighters, views of the podium and towards the coast.

Balcony
Spacious balcony enjoying direct harbour views, stainless steel and glazed balustrade, light.

Bedroom 1
14' x 11'6 (4.27m x 3.51m)
Built-in wardrobe cupboard with sliding doors, downlighters, radiator, harbour view, two sets of doors opening to balcony, door to:

En-Suite Bathroom
Spacious en-suite with jacuzzi style bath, separate shower cubicle, twin wash hand basins set into cabinets, low level wc, shaver point, mirror, tiled floor, tiled walls, chrome effect heated towel rail, downlighters, door to balcony.

Bedroom 2
12'4 x 11'5 (3.76m x 3.48m)
(11'5 extending to 16' max into door recess)
Built-in wardrobe cupboard with sliding doors, radiator, outlook to front with view towards the coast.

En-Suite Shower Room
Shower cubicle, wash hand basin set into cabinet, low level wc with concealed cistern, mirror, shaver point, tiled floor, tiled walls, chrome effect heated towel rail, downlighters.

Bedroom 3
14'4 max x 12'5 max (4.37m max x 3.78m max)
(Irregular shaped room 12'5 max reducing to 8'4, plus door recess)
Radiator, outlook to front with view towards the coast.

Separate Shower Room
Shower cubicle, wash hand basin set into cabinet, low level w/c with concealed cistern, chrome effect heated towel rail, tiled floor, tiled walls, fitted mirror, shaver point, downlighters.

Two Allocated Parking Spaces
The property features two allocated car parking spaces within the secure communal undercroft car parking area. The communal undercroft car parking area is approached via an electric barrier and a security shutter. There is lift access from this level.

Store Room
Spacious walk in store room with light, located in the undercroft area of the building.

NB
Lease 999 years from 1st January 2004 to include a share in the Freehold company.

Service Charge for half year in advance 1 July 2026 to 31 December 2026 £2,897.71

Sovereign Harbour Charge for 2026 £401.32

Managing Agents are Fitch Taylor Johnson (FTJ)

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

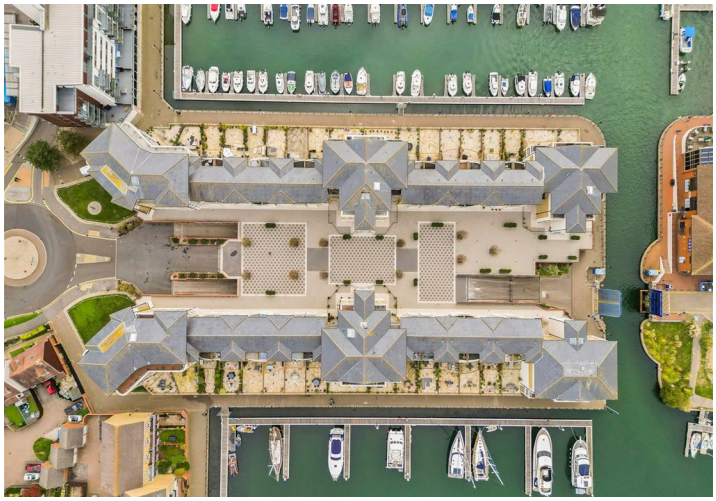
COUNCIL TAX BAND:
Council Tax Band -'F' Eastbourne Borough Council.

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.











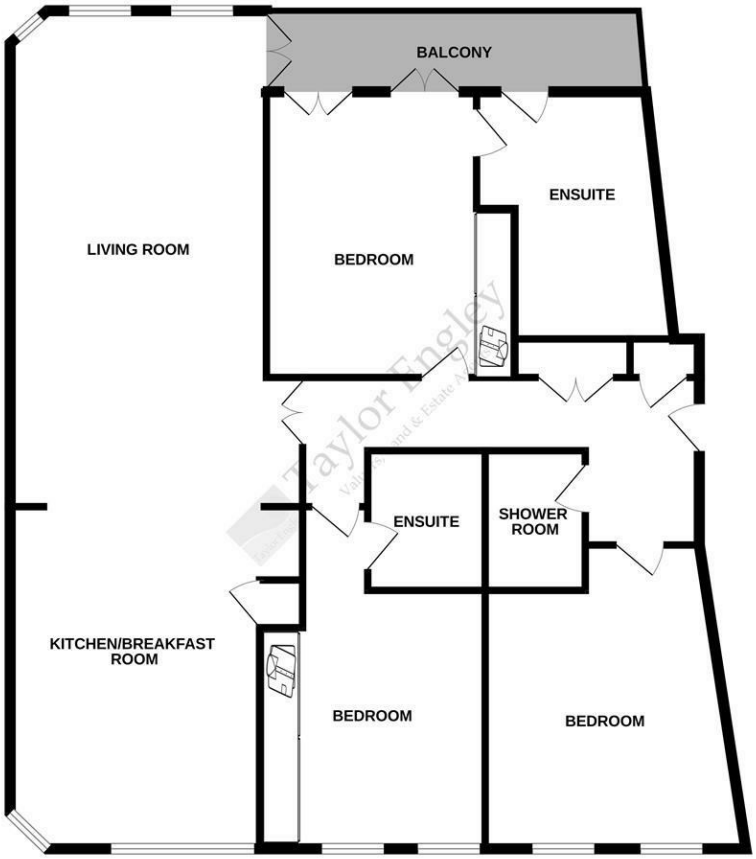












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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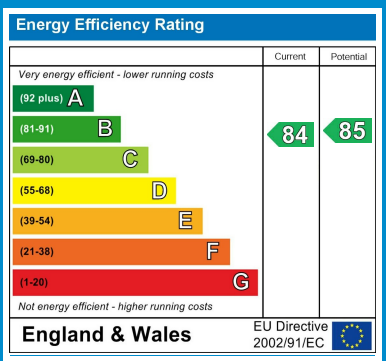

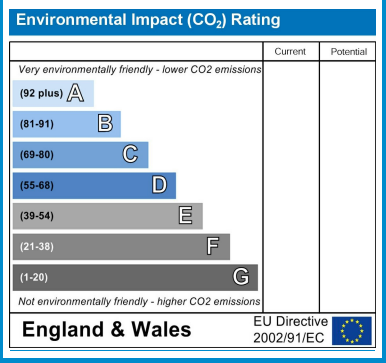

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

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