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Taylor Engley



18 Arequipa Reef, Sovereign Harbour, Eastbourne, East Sussex, BN23 5AG

Offers Invited £293,950 Leasehold

An excellent opportunity to purchase this well presented and deceptively spacious beachfront TWO BEDROOMED ground floor apartment, offering superb sea views and views towards Hastings and beyond. The spacious accommodation includes spacious kitchen/breakfast room with integrated appliances including fridge/freezer, washing machine, dishwasher, oven and gas hob. Additionally the property offers modern en-suite shower room, bathroom with spa bath. Other particular features of the property includes a large balcony, allocated parking and also benefits from a Share of the Freehold. The property is being sold Chain Free. EPC = C



Sovereign Main Harbour, within a short walking distance, offers a selection of restaurants, bars and cafes. Sovereign Retail Park is within a very short walking distance, offering a range of shops including Next, Boots, TK Maxx and Asda supermarket. Eastbourne's town centre with it's mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately four miles distant.

*** HALLWAY * LIVING/DINING ROOM * BALCONY * KITCHEN/BREAKFAST ROOM * MASTER BEDROOM WITH EN-SUITE SHOWER ROOM * ONE FURTHER BEDROOM * GUEST BATHROOM * ALLOCATED PARKING**



The accommodation

Comprises:

Communal Entrance Hall

From courtyard to:

Communal Lobby Area

Postboxes, security coded entry phone system.

Hallway

Security entry phone, cupboard with slatted shelf and housing Megaflo hot water cylinder and immersion switch, electricity distribution board, gas fired central heating thermostat control, smoke alarm, radiator, coved ceiling, ceiling light.

Sitting/Dining Room

15'6 x 12'3 (4.72m x 3.73m)

French doors with windows either side to balcony with direct views over the beach to the sea, tv/fm point, telephone Openreach point, radiator, coved ceiling, natural wood effect flooring, door accessing kitchen and balcony;

Balcony

Timber deck, sun lounge with decorative sun lounge with balustrade offering superb views towards the Harbour entrance and to the east towards Hastings. (There is an opportunity to stepped access directly to the beach subject to freeholder consent), exterior light.

Master Bedroom

11'5 x 8'10 (3.48m x 2.69m)

With UPVC windows to rear with views to the sea and the coast, two double wardrobes with hanging rails, tv/fm point, telephone point, coved ceiling, radiator, natural wood effect flooring, door to:

En-Suite

7'6 x 2'10 (2.29m x 0.86m)

Fully tiled walls and complimentary floor tiling, system hydra massage shower with steam cubicle and built in radio, low level w.c, pedestal wash hand basin with mixer tap,, shaver point, radiator, extractor fan,

Kitchen/Breakfast Room

15'7 x 7'6 (4.75m x 2.29m)

With a comprehensive range of matching eye and base level units with complimentary rolled edge modern worktop surfaces with inset one and a half bowl single drainer

stainless steel sink unit with mixer tap, four burner stainless steel gas hob with extractor above and oven below, range of further integrated appliances including fridge/freezer, dishwasher, washing machine, concealed Baxi boiler, for the provision of gas fired central heating and domestic hot water, wood effect flooring, tv/fm point.

Bedroom 2

10'6 x 9' (3.20m x 2.74m)

With UPVC window to front, radiator, coved ceiling, fitted carpet.

Bathroom/w.c

5'10 x 5'5 (1.78m x 1.65m)

White suite comprising panelled spa bath with jets, mixer tap and handheld shower attachment, low level w.c, pedestal hand wash basin with mixer taps, ceramic tiled flooring with complimentary wall tiling, shaver point, radiator, extractor fan, ceiling downlighter.

Outside

Allocated parking, space and use of visitor parking spaces

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

www.checker.ofcom.org.uk

COUNCIL TAX BAND:

Council Tax Band - D Eastbourne Borough Council.

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:

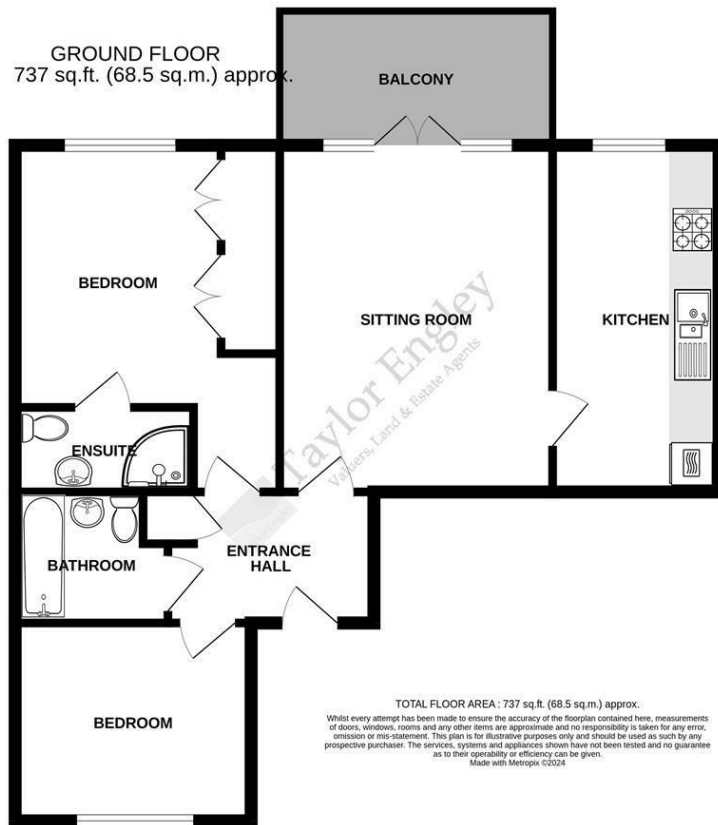
All appointments are to be made through TAYLOR ENGLY.

N.B.

We are informed by the current owner that the length of lease is the remainder of 999 years (977 years) Managing agents are Stiles Harold Williams Current annual maintenance charges are £2400.00 Sovereign Harbour charge is currently £340.05 per annum

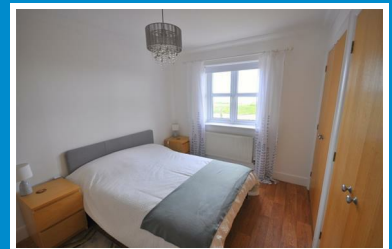


GROUND FLOOR
737 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA: 737 sq.ft. (68.5 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.