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Taylor Engley

122 Macquarie Quay, Sovereign Harbour North, Eastbourne, East Sussex, BN23 5AW
Chain Free £209,950 Leasehold

ENJOYING EXCELLENT VIEWS OF THE OUTER HARBOUR - an opportunity arises to acquire this TWO BEDROOMED FIRST FLOOR APARTMENT forming part of this popular purpose built block, located in the Sovereign Harbour North. The apartment is offered with the benefit of gas fired central heating and double glazed windows and has features that include a recently refurbished terrace with outer harbour views, 20' x 9'6 fitted kitchen/dining room, two bedrooms - one with en-suite, separate bathroom and an allocated under block car parking space. Local shopping facilities can be found at the nearby Sovereign Retail Park and at the recently opened ALDI supermarket whilst comprehensive shopping facilities with a mainline railway station can be found in Eastbourne's town centre approximately 4.5 miles distant. EPC = B

The block is situated in the popular Sovereign Harbour North area being with walking distance of the beach and the Sovereign Harbour bars and restaurants. Local shopping facilities including ASDA and ALDI can be found at the Sovereign Harbour Retail Park. Eastbourne's town centre which offers a comprehensive range of shopping facilities and mainline railway station is approximately four and a half miles distant.

*** COMMUNAL ENTRANCE HALL * LIFT AND STAIRS * FIRST FLOOR LANDING * PRIVATE ENTRANCE HALL * LIVING ROOM * TERRACE (SHARED) WITH SEA VIEWS * KITCHEN/DINING ROOM * 2 DOUBLE BEDROOMS * EN-SUITE SHOWER ROOM * BATHROOM/WC * UNDER BLOCK PARKING * SEA AND HARBOUR VIEWS * CHAIN FREE ***

COMMUNAL ENTRANCE HALL
With lift and stairs rising to:

FIRST FLOOR LANDING
Private front door opening to:

HALLWAY
With security entry phone, store cupboard with high level fuse box, telephone point, cupboard housing combination boiler for the provision of gas fired central heating and domestic hot water.

LIVING ROOM
13'0 x 11'1 (3.96m x 3.38m)
Upvc patio doors to sun terrace, (shared with neighbouring apartments) coved ceiling, laminate walnut style flooring, radiator, television point.

KITCHEN/DINING ROOM
20'0 x 9'5 (6.10m x 2.87m)
With a comprehensive range of matching eye and base level units with complimentary moulded worktop surfaces over with inset one and a half bowl single drainer stainless steel sink unit with mixer taps. Range of integrated appliances including washer dryer, slimline dishwasher, fridge/freezer, four burner gas hob with extractor above, electric stainless steel oven below, part tiled walls with complimentary ceramic tiled flooring with upvc windows to front. Dining area with additional windows to front

MASTER BEDROOM
10'1 x 9'9 (3.07m x 2.97m)
With upvc windows to rear, radiator, coved ceiling, television and FM point, built in double wardrobes, door to:

EN SUITE SHOWER ROOM/WC
7'4 into shower cubicle x 6'10 (2.24m into shower cubicle x 2.08m)
Spacious double shower cubicle with chrome thermostatic shower unit over tiled enclosure, pedestal hand wash basin with chrome fitments, dual flush wc, ceramic tiled flooring with complimentary wall tiling, extractor, chrome heated towel rail.

BEDROOM TWO
16'1 x 9'7 (4.90m x 2.92m)
With upvc windows to front, radiator, coved ceiling.

GUEST BATHROOM/WC
6'5 x 6'2 (1.96m x 1.88m)
With a white suite comprising panelled bath with mixer taps with shower attachment over, dual flush wc, pedestal hand wash basin with chrome mixer taps, low level wc, chrome heated towel rail, ceramic tiled flooring with complimentary wall tiling, extractor.

SECURE ALLOCATED PARKING
Gated access with secure under block car parking space number 122.

SOUTHERLY TERRACE
Recently refurbished and enjoying far reaching westerly views over the outer harbour.

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

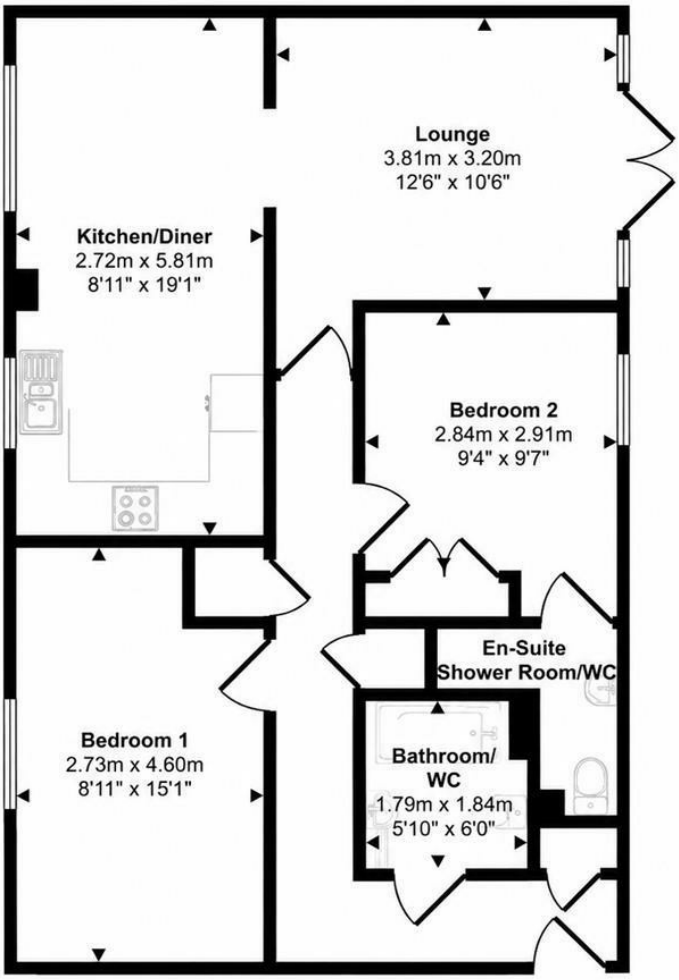
N.B
We have been informed by our clients of the following:
Term of lease 125 years from 1st January 2003.
Managing Agents - Wishtower Property Management on behalf of Victoria Quay Management Company Limited
Service Charge 1 January 2026 - 31 December 2026 Estate charge is £2921.93 per annum
Ground rent due as at 01/01/2026 £100
Annual ground rent - During the first 25 years of the term yearly rent is £100, during the second 25 year term £150, during the third 25 year term £200, during the fourth term £250 and during the remainder of the term £300.
Sovereign Harbour (Sea Defences) annual estate rent charge - £401.32 for 2026.
(All outgoings and terms of lease are subject to verification).

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.

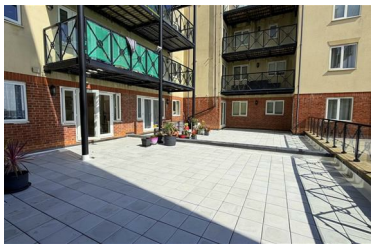
VIEWING ARRANGEMENTS:
All appointments are to be made through TAYLOR ENGLEY.

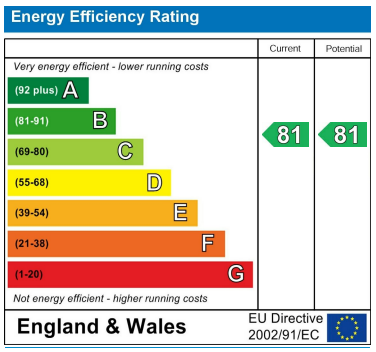
OPENING HOURS
We are open:-
8:45am - 5:45pm weekdays
9:00am - 5:30pm Saturdays

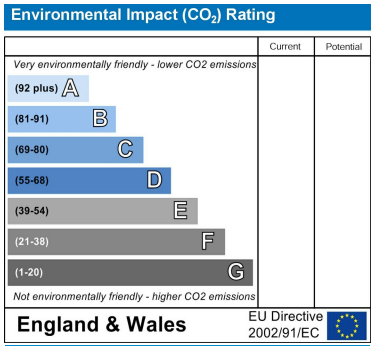
Approx Gross Internal Area
71 sq m / 762 sq ft



Floorplan







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.
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