

Valuers, Land & Estate Agents

6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

Tel: (01323) 722222

Fax: (01323) 722226

eastbourne@taylor-engley.co.uk

www.taylor-engley.co.uk

est. 1978



Taylor Engley



Flat 9, Sovereign House 25-28 Grand Parade, Eastbourne, BN21 3YP

Price Guide £350,000 Leasehold - Share of Freehold

Taylor Engley are very pleased to bring to the market this charming first floor flat, situated in a **HIGHLY DESIRABLE LOCATION, ENJOYING STUNNING VIEWS OVER EASTBOURNE'S SEAFRONT.**

The property offers a wealth of desirable features including large full height windows to front, impressive ceiling heights, three balconies and an allocated parking space. Internal viewing is strongly recommended to fully appreciate this beautiful property. * SHARE OF FREEHOLD * EPC = C



Sovereign House occupies a convenient location, being situated opposite Eastbourne seafront. Eastbourne's theatres are within close proximity whilst Eastbourne's town centre amenities which offer a comprehensive range of shopping facilities and mainline railway station (approximately 1.5 hours direct to London) are within walking distance.

*** ENTRANCE HALL * IMPRESSIVE LIVING ROOM * KITCHEN WITH INTEGRAL APPLIANCES * TWO DOUBLE BEDROOMS - ONE WITH EN-SUITE SHOWER ROOM * FAMILY BATHROOM * THREE BALCONIES * ALLOCATED PARKING SPACE * SECURE STORAGE LOCKUP SPACE ***



FRONT DOOR TO:

Communal entrance hall, stairs or passenger lift to the first floor landing, private front door to:

ENTRANCE HALL

Large walk-in storage cupboard, radiator, hatch to loft storage space, entryphone system.

LIVING ROOM

20'4" x 17'10" max (6.20m x 5.44m max)
Full height double glazed windows with outlook to front enjoying stunning views over Eastbourne's seafront and the pier, two radiators, feature fireplace, doors to two balconies.

KITCHEN

9' x 8'9" (2.74m x 2.67m)
Fitted with a range of built-in white cupboards and drawers, integral fridge freezer, built-in electric oven and hob with extractor hood over, integral washer/dryer and dishwasher, work surfaces, one and a half bowl sink unit, breakfast bar, radiator, double glazed window with outlook to rear, under-unit lighting, extractor fan.

BEDROOM ONE

15'10" max x 11'4" plus recessed entrance area (4.83m max x 3.45m plus recessed entrance area)
Built-in wardrobe cupboards, radiator, full height double glazed window enjoying views over Eastbourne's seafront, door to balconies.

EN-SUITE SHOWER ROOM

Modern white suite comprising walk-in shower, washbasin with cupboards below, WC, heated towel rail, extractor fan, wall mounted cabinet.

BEDROOM TWO

14'8" x 9'3" (4.47m x 2.82m)
Radiator, double glazed window with outlook to rear, cupboard housing the Vaillant gas boiler.

FAMILY BATHROOM

White suite comprising low level WC, bath with mixer tap and shower attachment, pedestal



washbasin, radiator, wall cabinet, extractor fan, hatch to loft storage space.

BALCONIES

There are three balconies, all enjoying views over the seafront.

ALLOCATED PARKING SPACE

Parking space No.6, located at the rear of the building, which can be accessed by the back door on the lower ground floor.

SECURE STORAGE LOCKUP SPACE

Accessed from the rear of the property.

PLEASE NOTE:

The lease is 125 years from the 29th of September 1994. The property comes with a share of the freehold and the quarterly service charge (which includes block insurance and a payment to the reserve fund) for the period 25/03/26 - 24/06/2026 is £1175.63.

(All details concerning the terms of the lease and outgoing are to be verified).

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 F.

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:

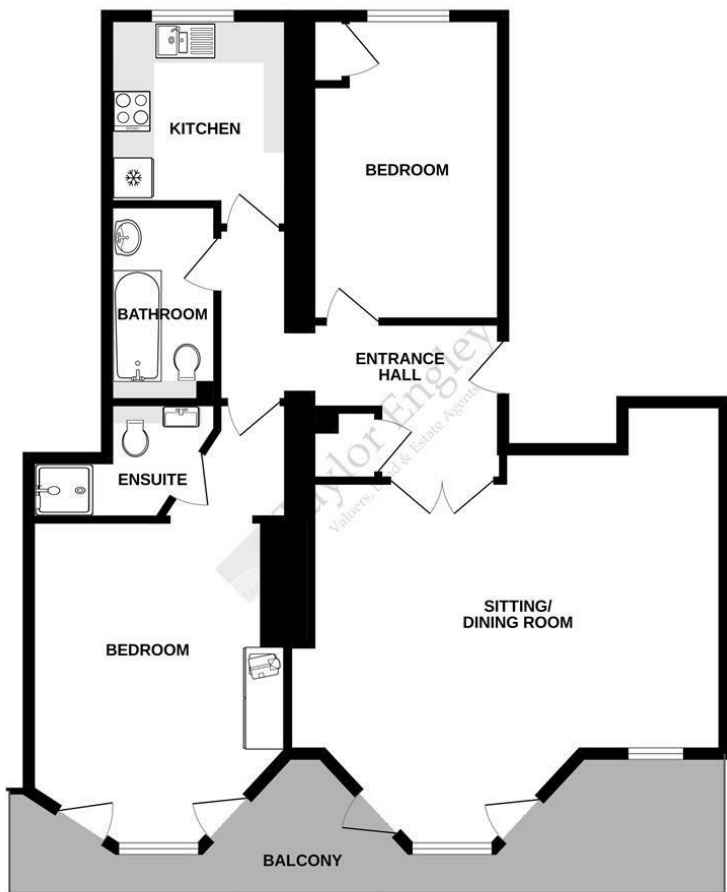
All appointments are to be made through TAYLOR ENGLEBY.







1ST FLOOR
947 sq.ft. (88.0 sq.m.) approx.



TOTAL FLOOR AREA : 947 sq.ft. (88.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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	70	76
(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.