

Valuers, Land & Estate Agents

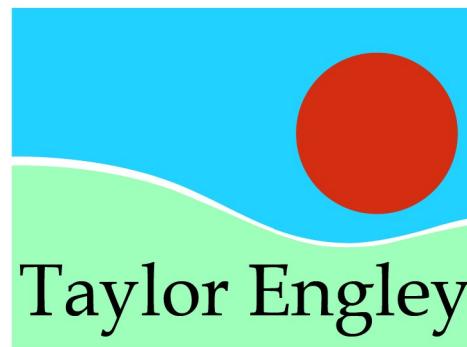
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14 Christchurch Place, Sovereign Harbour, Eastbourne, East Sussex, BN23 5AP

Price £410,000 Leasehold

Taylor Engley are delighted to offer to the market this particularly spacious **THREE BEDROOMED** split level apartment, occupying the top floors of the block in this popular Sovereign Harbour development. Originally built by Millward Designer Homes to a high specification, the accommodation on offer comprises; entrance hall, kitchen/breakfast room, living room with balcony, three double bedrooms, en-suite bathroom and a guest shower room. There is also a communal gardens and a garage situated in the block below. **CHAIN FREE.**



Eastbourne's Sovereign Harbour has a selection of bars and restaurants as well as shopping facilities situated in the Sovereign Retail Park. Eastbourne's town centre with it's comprehensive shopping facilities, mainline railway station is situated approximately four miles distant.

*** COMMUNAL ENTRANCE HALL * PRIVATE ENTRANCE HALL * LIVING ROOM *
KITCHEN/BREAKFAST ROOM * THREE BEDROOMS * EN-SUITE BATHROOM TO MASTER
BEDROOM * GUEST SHOWER ROOM * BALCONY * GARAGE IN BLOCK * COMMUNAL GARDENS *
CHAIN FREE**



The accommodation

Comprises:

Front Door

To:

Communal Entrance Hall

Stairs rising to second floor landing, door to:

Private Entrance Hall

Video entryphone system, store cupboard, fuses, cupboard housing boiler.

Kitchen

11'2 x 8'1 (3.40m x 2.46m)

Having a selection of eye and base level units with work surface, circular sink unit with mixer tap, integrated oven and hob with extractor fan over, integrated microwave, fridge/freezer, dishwasher and washing machine, part tiled walls. window to front, opening to:

Dining Area

10'8 x 10'5 (3.25m x 3.18m)

Radiator, window to front, opening to:

Living Room

19'2 x 12'8 (5.84m x 3.86m)

Having two radiators, windows to side and rear, door to:

Balcony

Also accessible from bedroom 2.

Enjoying a southerly aspect.

Bedroom 2

13'5 x 10'4 (4.09m x 3.15m)

(Maximum measurements given).

Having fitted wardrobes with radiator, window to rear and door to balcony.

Bedroom 3

9'10 x 9'4 (3.00m x 2.84m)

Currently used as a study, having radiator, fitted wardrobe and window to rear over balcony.

Shower Room

White suite comprising shower, low level w.c, wash

hand basin, part tiled walls, heated towel rail, window to front.

Door from entrance hall to:

Inner Hall

With study space and stairs rising to:

Third Floor Landing

With wardrobe and radiator and door to:

Bedroom 1

18'8 x 12'2 (5.69m x 3.71m)

(Measurements exclude door recess).

Fitted bedroom furniture including wardrobes, dressing table and drawer units, two radiators, windows to front and rear and door to:

En-Suite Shower Room

White suite comprising bath, shower cubicle, low level w.c, wash hand basin, heated towel rail, part tiled walls, extractor fan, velux window.

N.B

The vendor advises us of the following:

The property has the remainder of a 999 year lease.

The annual service charge is £1971.00

The annual Sovereign Harbour charge is £261.80.

COUNCIL TAX BAND:

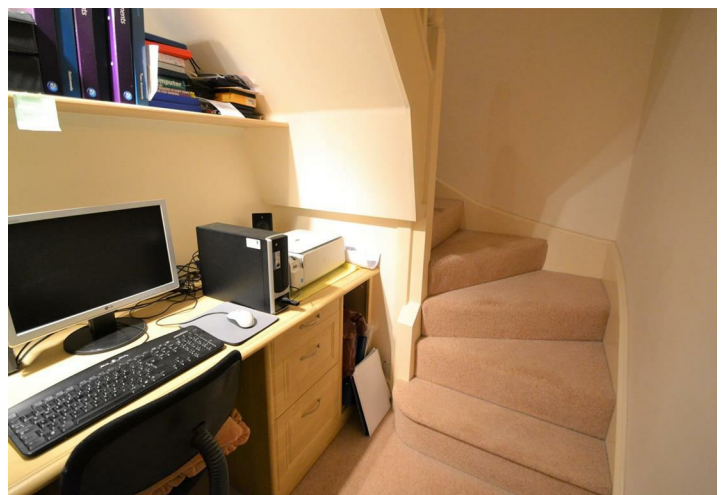
Council Tax Band - E £2582.70 Eastbourne Borough Council until 31st March 2022.

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.

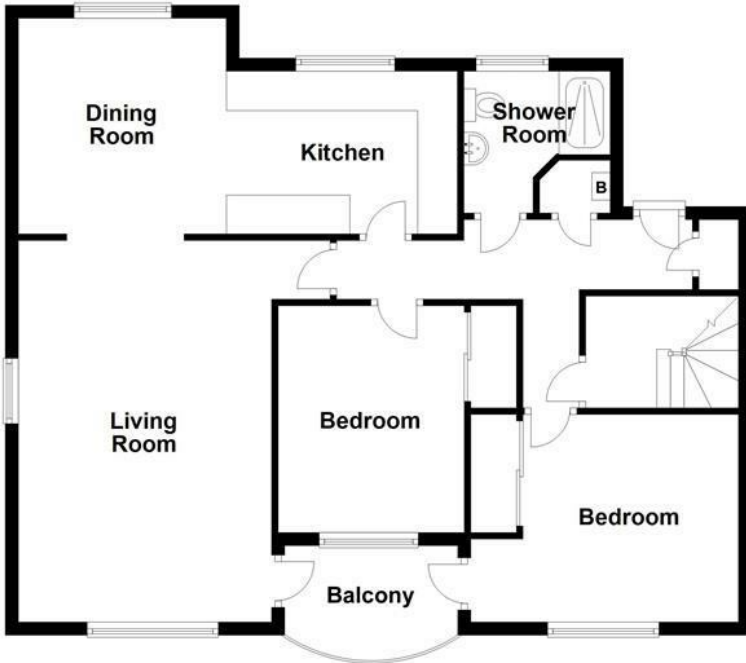
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.



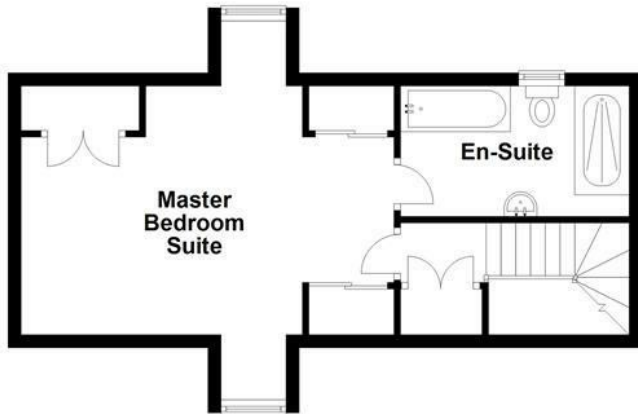
Ground Floor

Approx. 90.4 sq. metres (972.8 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.8 sq. feet)



Total area: approx. 127.8 sq. metres (1375.7 sq. feet)
For illustration purposes only - not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	81
(69-80) C			
(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.

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