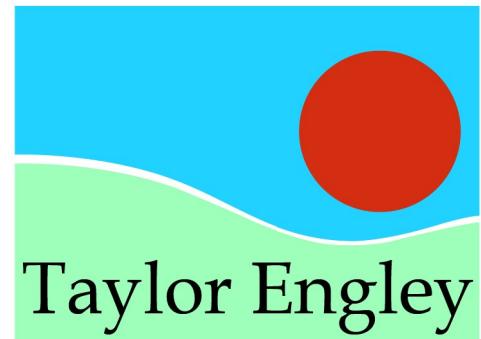


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5, Panama Reach Phoenix Drive, Sovereign Harbour, Eastbourne, East Sussex, BN23 5PL
Guide Price £365,000 Leasehold - Share of Freehold

An excellent opportunity to purchase this well presented and DECEPTIVELY SPACIOUS TWO BEDROOMED SECOND FLOOR PURPOSE BUILT APARTMENT in this favoured North Harbour location. The property offers spacious open plan living room leading on to 19' sun balcony with inner harbour views, fitted kitchen/dining room, two double bedrooms - one with en-suite shower room, on site garage and is being sold with vacant possession offered.



The property is ideally located within close proximity to local shops , restaurants and waterfront with nearby shopping available at the Sovereign Retail Park. Eastbourne's town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately four miles distant.

*** COMMUNAL ENTRANCE HALL * LIFT AND STAIRS TO SECOND FLOOR * HALL * SPACIOUS SITTING ROOM * SUN BALCONY * KITCHEN/DINING ROOM * MASTER BEDROOM WITH EN-SUITE * ONE FURTHER DOUBLE BEDROOM * GUEST BATHROOM * GARAGE * GLORIOUS VIEWS ***



The accommodation

Comprises:

Communal Entrance

With security video entry system.

Communal Entrance Hall

With lift and stair rising to all floors, individual mailboxes.

Second Floor Landing

Private front door opening to:

Entrance Hall

Security entry phone, airing cupboard housing hot water cylinder, slatted shelving, fuse box.

Living Room

18'6 x 14' (5.64m x 4.27m)

Upvc windows to rear affording glorious views over the North Harbour, French doors providing access to sun balcony, ceiling spotlights, television/satellite/fm points, telephone point.

Sun Balcony

19' in width with decking and glazed screen and has direct views over the North Harbour.

Kitchen/dining Room

13'4 x 9' (4.06m x 2.74m)

Comprehensive range of natural wood eye and base level units with complimentary rolled edge moulded work top surfaces, inset one and a half bowl stainless steel sink unit, range of integrated appliances including stainless steel double oven, four burner gas hob with chimney extractor above, fridge freezer, dishwasher, washing machine, wall mounted gas fired boiler for the provision of gas fired central heating and domestic hot water, dining area, upvc window to rear overlooking the harbour.

Master Bedroom

19'5 x 11'5 (5.92m x 3.48m)

Upvc windows to front, double wardrobe, telephone point, radiator, television/satellite/fm points.

En-Suite Shower Room

9' x 6' (2.74m x 1.83m)

Fully tiled double shower cubicle with thermostatic shower unit over, pedestal wash hand basin, ceramic tiled floor, half tiled walls.

Bedroom 2

11'4 x 10'4 (3.45m x 3.15m)

Upvc windows to front, radiator, built-in double wardrobe.

Guest Bathroom

9'1 x 8'6 (2.77m x 2.59m)

White suite comprising panelled bath with shower attachment over, pedestal wash hand basin with chrome fittings, low level wc, half tiled walls with decorative frieze, complimentary floor tiling, radiator, extractor, low voltage spotlighting, shaver light.

Outside

Garage

Opposite the apartment with additional parking in front of the garage. With up and over door power and light.

N.B

We understand the current maintenance charges are £1304.95 per 1/2 year (First Port)

Annual Estate Rent Charge £335.83 (Sea Defense Charges)

The length of lease is 125 years from 2002.

COUNCIL TAX BAND:

Council Tax Band - 'D' Eastbourne Borough Council - currently £2,307.76 until March 2024.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

FOR CLARIFICATION:

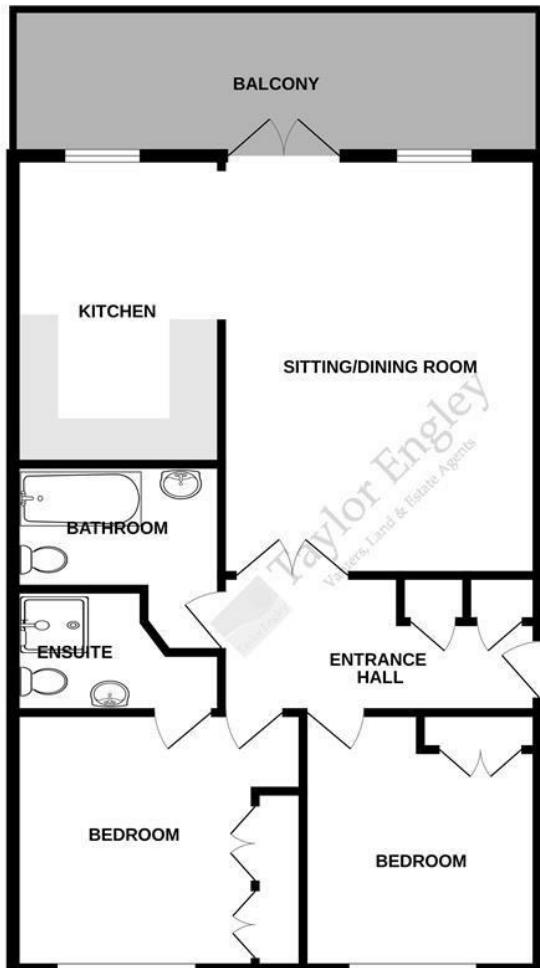
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.



GROUND FLOOR
838 sq.ft. (77.9 sq.m.) approx.



TOTAL FLOOR AREA : 838 sq.ft. (77.9 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	82	82
(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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