

Valuers, Land & Estate Agents

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Taylor Engley



78 Caroline Way, Sovereign Harbour, Eastbourne, East Sussex, BN23 5AY

Asking Price £400,000 Leasehold

An excellent opportunity arises to acquire this BEACH FRONT THREE BEDROOMED DUPLEX APARTMENT located in the favoured Sovereign Harbour North area. The accommodation is arranged over the third and fourth floor and enjoys outstanding uninterrupted coastal views. The apartment benefits from gas fired central heating and double glazed windows and has features that include a beach front balcony, living room with integral kitchen, two third floor bedrooms and family bathroom and a spiral staircase rising to a master bedroom with en-suite and internal lobby/study area. There is also the advantage of two allocated car parking spaces - one being under cover and a private store room.



Local shops and amenities are available at the Crumbles Retail Park which is approximately one mile distant by road. A selection of restaurants and bars are also located at the Harbour complex. Eastbourne's town centre which offers a comprehensive range of shopping facilities and a mainline railway station is approximately four miles distant

*** BEACH FRONT DUPLEX APARTMENT * BEACH FRONT BALCONY * FABULOUS COASTAL VIEWS
* LIVING ROOM OPEN PLAN TO FITTED KITCHEN * THREE BEDROOMS * ENSUITE SHOWER ROOM * FAMILY BATHROOM * TWO ALLOCATED CAR PARKING SPACES - ONE BEING UNDER BLOCK * PRIVATE STORE ROOM * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * BLOCK SERVED BY PASSENGER LIFT * CHAIN FREE ***



Local shops and amenities are available at the Crumbles Retail Park which is approximately one mile distant by road. A selection of restaurants and bars are also located at the Harbour Complex. Eastbourne's town centre which offers a mainline railway station and comprehensive shopping facilities is approximately four miles distant.

The accommodation

Comprises:

Communal front door opening to:

Communal Entrance Hall

Passenger lift or stairs to:

Third Floor Landing

Private front door opening to:

Entrance Hall

Security entry phone, consumer unit, radiator with radiator cover.

Living Room Opening to Fitted Kitchen

26'9 x 14'8 max (8.15m x 4.47m max)

(26'9 including depth of kitchen x 14'8 max reducing to 8'8 in kitchen area)

Enjoying uninterrupted coastal views, television point, control panel for wired in hi-fi system, two ceiling speakers, two radiators, television/fm/satellite point, telephone point.

Kitchen Area

Granite worktops with upstand and inset one and a half bowl stainless steel sink unit, base units and matching wall mounted cupboards, integrated appliances include Hoptpoint washer dryer, Zanussi electric oven, NEFF microwave, AEG five burner gas hob, AEG extractor fan over, AEG fridge/freezer, Indesit dishwasher, under cupboard lighting, two ceiling speakers, patio door from living area to beach front balcony.

Beach Front Balcony

Enjoying excellent coastal views.

Bedroom 2

11'6 max x 10'4 + door recess (3.51m max x 3.15m + door recess)

(11'6 max including depth of fitted wardrobe cupboards x 10'4 plus door recess)

Direct coastal views, full height fitted wardrobe cupboard, radiator, fitted shutters.

Bedroom 3

11'8 x 9'2 (3.56m x 2.79m)

Coastal view, radiator, fitted shutters.

Family Bathroom

White suite comprises bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low level wc, heated towel rail, tiled walls, tiled floor, shaver point, two ceiling speakers.

Spiral staircase rising from living room to:

Master Bedroom

15'9 max x 11'8 max (4.80m max x 3.56m max)

(Maximum measurements provided include depth of spiral staircase but exclude depth of recess area)

Coastal views, two Velux windows, range of fitted wardrobe cupboards, two ceiling speakers, two radiators, television point, telephone point, under eaves storage cupboard with light, cupboard housing Worcester floor based gas fired boiler.

En-Suite Shower Room

Spacious shower cubicle, wash hand basin with mixer tap set into cupboard unit, medicine cabinet, low level wc, heated towel rail, tiled walls, tiled floor, shaver point.

Door from master bedroom to internal lobby/Study area.

Lobby/Study Area

Radiator, telephone point, door to communal landing area.

Outside

Two Allocated Car Parking Spaces

One being undercover and one outside, each number 78.

Private Store Room

14'11 max x 10'6 max (4.55m max x 3.20m max)

(10'6 max reducing to 6'11)

Situated within the undercroft of the building having light and being accessed via the beach front side of the block.

N.B

We are informed by our client that the lease term is for 150 years (less one day) from 1st January 2003.

The managing agents are Sensible Property Management (Eastbourne) LTD.

Service Charge Estate - 1 September 2025 to 31 August 2026 £464.58

Service Charge building - 1 September 2025 to 31 August 2026

£2,353.28

Service Charge - Balcony 1 September 2025 - 31 August 2026 £155.84

Ground Rent - 1 January 2026 to 30th June 2026 £125.67

Annual Estate Rent Charge 2025 £345.60

(All details concerning the terms of lease and outgoings are subject to verification).

COUNCIL TAX BAND:

Council Tax Band - 'F'- Eastbourne Borough Council.

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.

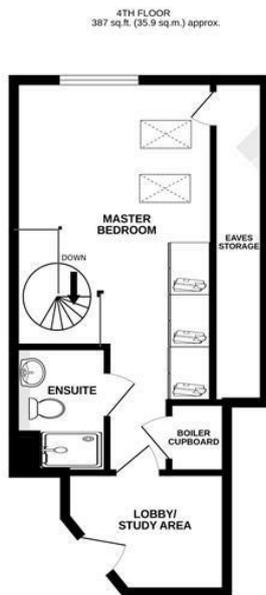
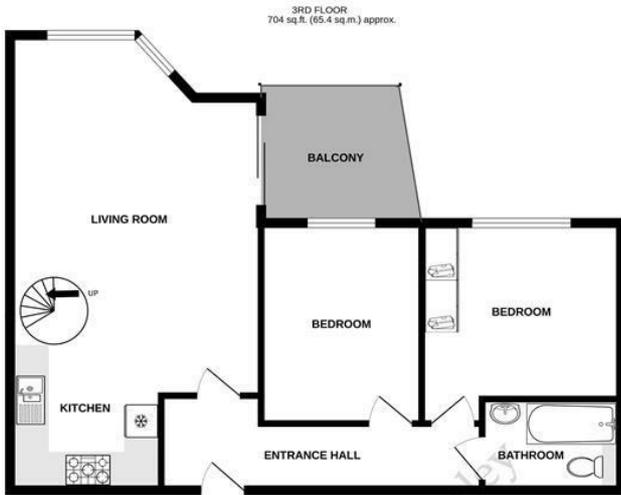
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.









TOTAL FLOOR AREA : 1091 sq.ft. (101.3 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 | | 79 | 79 |
| (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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