



9 Canary Quay, Eastbourne, BN23 5UT

Price Guide £265,000



A GROUND FLOOR MODERN APARTMENT with a LARGE PRIVATE TERRACE in the ever popular Sovereign Harbour area of Eastbourne. Offered CHAIN FREE and having the benefit of a SPACIOUS LOUNGE/DINER, a MODERN KITCHEN and TWO DOUBLE BEDROOMS, there is also an EN-SUITE FACILITY and a FAMILY BATHROOM. There is ALLOCATED PARKING UNDER THE BUILDING.

Conveniently situated, Sovereign Harbour provides easy access to Eastbourne's town centre, with its cultural attractions, shopping amenities and entertainment venues. The apartment is ideal for those seeking a peaceful coastal retreat or an active lifestyle by the sea. The Harbour encapsulates the essence of coastal living at its finest, being one of the largest marinas in Europe with facilities to match.



COMMUNAL ENTRANCE

Communal entrance with stairs and lift to the upper floors, private door into the hallway.

HALLWAY

Private entrance door into the hallway with spy hole, radiator, large double storage cupboard, entry phone system, additional large storage cupboard, doors off to the bedrooms, bathroom and sitting room.

SITTING ROOM

14'3 x 12'4 (4.34m x 3.76m)
Spacious sitting room open to the dining area with wood effect flooring and sliding double glazed door giving access to the sunroom, the Dining area which measures 12'0 x 9'5 has a radiator and double glazed windows that overlook the private terrace with direct views over the inner Harbour, wood effect flooring, doorway to kitchen.

KITCHEN

8'1 x 8'2 (2.46m x 2.49m)
Fitted with a modern range of floor standing and wall mounted units with complementary roll edge worktop space, inset single electric oven with four ring gas hob over and canopied stainless steel extractor unit above, plumbing and space for dishwasher and washing machine, inset circular sink unit with matching drainer and mixer tap, tiled splashbacks, space for a freestanding fridge/freezer, wall mounted Valliant boiler, tile effect flooring, under unit lighting.

SUN ROOM

Accessed directly from the sitting room and extending into the private terrace, with in part a polycarbonate roof, sliding double glazed door with matching window to the side, overlooking and giving access to the private terrace, views of the inner harbour.

BEDROOM ONE

11'6 max x 11'5 (3.51m max x 3.48m)
Double glazed window to the front aspect, built-in double wardrobe, radiator, door to the en-suite.

EN-SUITE

Comprising of an enclosed shower cubicle with shower unit being fully tiled, pedestal wash hand basin, low-level WC, upright ladder style radiator, part tiling to walls,

ceiling extractor fan, light and shaver point.

BEDROOM TWO

13'0 x 8'9 (3.96m x 2.67m)
Double glazed window to the front elevation, radiator.

FAMILY BATHROOM

Comprising of a panelled bath with twin shower shower units over, low level WC, large ladder style radiator, pedestal wash hand basin, part tiling to walls, mosaic tile effect flooring, extractor fan.

PRIVATE TERRACE

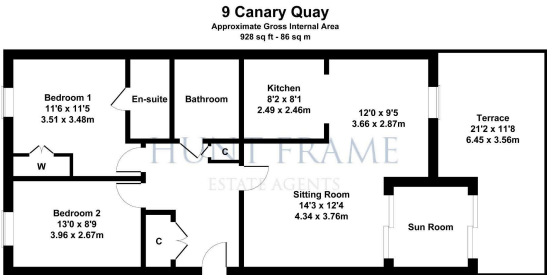
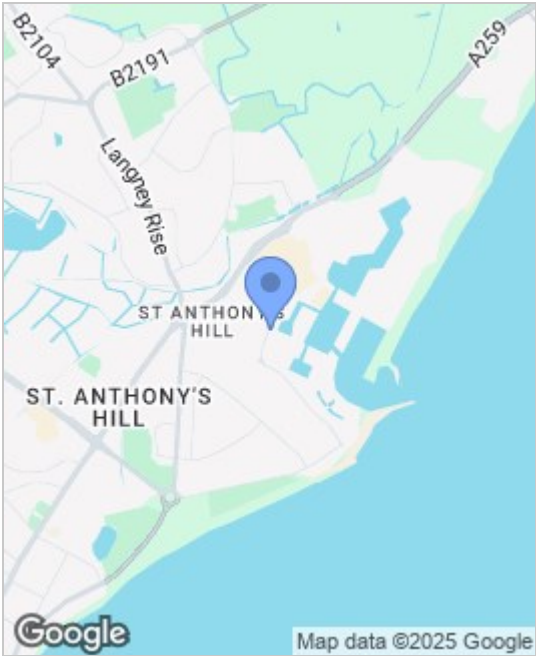
Approximately 21 foot long being wall enclosed with steel balustrading, space for seating and dining with storage areas, direct views over the inner harbour and beyond.

PARKING

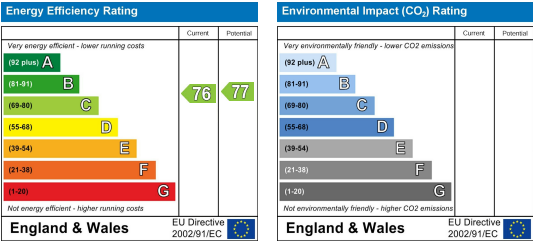
Allocated underground parking space.

OUTGOINGS

LEASE: 125 years from 29th September 1998 - 98 years remaining
MAINTENANCE: approx £2650 pa (TBC)
GROUND RENT: £200 pa
COUNCIL TAX: BAND D



Not to Scale. Produced by The Plan Portal on behalf of Hunt Frame. For illustrative.



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