

HUNT FRAME

ESTATE AGENTS



21 Daytona Quay, Eastbourne, BN23 5BN Price Guide £250,000



TWO BEDROOM GARDEN APARTMENT with a PRIVATE TERRACE. Well appointed by the current owners (with VIRTUAL TOUR) SPACIOUS TWO BEDROOM accommodation with additional merits including a large open plan SITTING/DINING ROOM along with a MODERN KITCHEN, EN-SUITE and FAMILY BATHROOM. The EXPANSIVE TERRACE has DIRECT HARBOUR and WATERWAY VIEWS and enjoys a good level of privacy. The property also benefits from secure underground parking.

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

HALL

Stairs and lift rising to upper floors.

Personal door to:

ENTRANCE HALL

Double storage cupboard. Entry phone system. Wall mounted thermostat. Further storage cupboard. Door to:

LOUNGE/DINER

20'7 max x 17'5 max (6.27m max x 5.31m max) Comprising of a seating area with UPVC sliding patio doors allowing access to the private garden. Dining area with double glazed window with water views and over the private garden. Radiator. Archway to:

KITCHEN

8'2 x 8'1 (2.49m x 2.46m)

Fitted with modern wall and base mounted units and drawers with complementary work surface over. Inset one and half bowl sink unit with mixer tap and drainer. Tiled splashbacks. Space for upright fridge freezer. Fitted Bosch electric oven with four ring gas hob. Canopied stainless steel extractor and matching splashback. Various upgrades to include a wine rack and integrated dishwasher. Under unit lighting. Frosted glass display unit. Hinged cupboards. Space and plumbing for washing machine.

BEDROOM ONE

11'6 x 11'6 (3.51m x 3.51m)

UPVC doubled glazed window to the front aspect. Radiator. Built-in double wardrobe cupboard. Newly re-carpeted. Door to:

EN-SUITE

Comprising of an enclosed shower cubicle with fitted shower unit which is fully tiled. Low level WC. Wash hand basin. Shaver point. Mirror. Tiled splashback. Tiled floor.

BEDROOM TWO

13'0 x 8'8 (3.96m x 2.64m)

Double glazed windows to the front aspect. Radiator, newly re-carpeted.

BATHROOM

Fitted in a white suite comprising of a panelled bath with shower attachment. Low level WC. Pedestal wash hand basin. Part tiled walls. Ladder style radiator. Mirrored cabinet. Extractor fan. Recessed spot lighting.

PRIVATE GARDEN

Delightful feature of this property being of a good size and enjoying views over the South Harbour and waterway to the Lock and main Harbour.

COMMUNAL GARDEN

The residents of Daytona Quay have access to a communal garden, which overlooks the fishing quay and harbour with seating and BBQ facilities, this area is for Daytona Quay owners only and is lockable.

OUTGOINGS

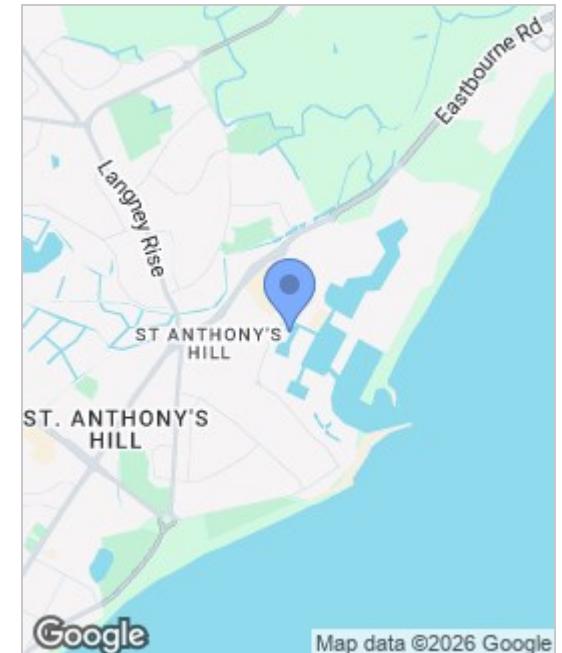
LEASE 125 YEARS FROM 29/09/1998 - 98

YEARS REMAINING

GROUND RENT £125 PA

M/NANCE £2500 PA approx

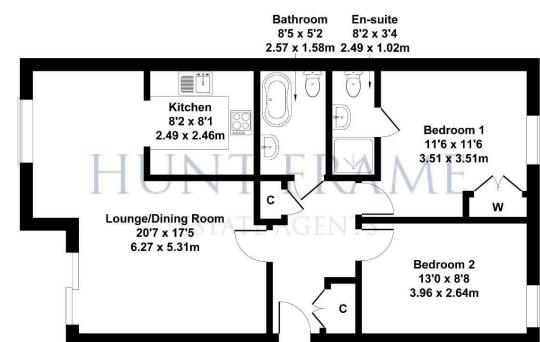
HARBOUR CHARGE £400 PA approx



21 Daytona Quay

Approximate Gross Internal Area

771 sq ft - 72 sq m



GROUND FLOOR

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	76	77
(81-91)	B		
(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	EU Directive 2002/91/EC

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