



A naturally bright first floor apartment situated in the Sovereign Harbour development in Eastbourne, providing a peaceful Oasis within close proximity to excellent amenities including the beachfront, harbours bars and restaurants. The apartment offers bright and spacious accommodation throughout having been lovingly maintained by the current owner and will make for an ideal home. The apartment offers two double bedrooms, the main bedroom boasting an en-suite shower room and built in wardrobes, a double aspect lounge/diner which leads onto a sunny balcony, modern kitchen with space for appliances, a further bathroom/WC, secure entryphone system, car port providing off road parking, attractive communal gardens with nearby impressive water features, double glazing and gas central heating.

**Guide Price £210,000 to £220,000**  
**Tenure Leasehold**

**\*DRAFT BROCHURE TO BE APPROVED BY VENDOR\***



9 St Kitts Drive, Sovereign Harbour, Eastbourne, East Sussex, BN23 5TL



The property is situated in a popular position and is conveniently placed within a very short walk to the seafront where residents can enjoy easy access to the beach, and beach walks allowing you to join the seafront in Pevensey Bay or Langney point which has the Sovereign Leisure Centre, Eastbourne and Beachy Head. This also includes a cyclist path towards Langney point and Eastbourne.

You may enjoy a variety of walks to the harbour gates and watch the yachts and motor cruisers leaving the harbour, or inner Harbour walks taking you round to the Harbour side development of local independent stores and restaurants as well as the convenience of big name stores and supermarkets. Road and public transport links are well served with bus routes to Eastbourne town centre, seafront and train station with direct links to London Victoria, Gatwick, Brighton and Hastings.

### Communal Entrance Hall

Stairs to first floor.

### Entrance Hall

Door to front. Entry phone system. Cupboard housing Baxi gas boiler. Cupboard housing consumer unit. Coved ceiling. Radiator. Carpeted.

### Lounge/Diner - 6.78m x 3.23m (22'3" x 10'7")

Double aspect room with double glazed window to front and French doors leading to balcony. Two radiators. Carpeted. Coved ceiling.

### Balcony - 3.43m MAX x 1.07m (11'3" x 3'6")

Enjoys a sunny aspect.

### Kitchen - 2.82m x 2.62m (9'3" x 8'7")

Double glazed window to front. Inset spotlights. Radiator. Laminate flooring and partially tiled walls. Fully fitted with a range of wall and base units with space and plumbing for washing machine and fridge/freezer. Built in single electric oven. Granite work surfaces with inset stainless steel 1 and 1/2 bowl sink and drainer unit and 4 burner gas hob with fitted stainless steel cooker hood.

### Bedroom One - 3.28m x 2.9m (10'9" x 9'6")

Double glazed window to rear. Built in wardrobes. Radiator. Door leading to en-suite shower room.

### En-Suite Shower Room

Double glazed opaque window to rear. Inset spotlights. Extractor fan. Radiator. Partially tiled walls and vinyl flooring. Suite comprising of shower cubicle, wash hand basin and W.C.

### Bedroom Two - 3.12m x 3.05m (10'3" x 10'0")

Double glazed window to rear. Radiator.

### Bathroom

Inset spotlights. Extractor fan. Radiator. Partially tiled walls and vinyl flooring. Suite comprising of bath with mixer taps and shower over, wash hand basin and W.C.

### Communal Gardens

### Car Port

Providing off road parking.

### Charges

The vendor informs us of these approximate charges, please verify them with your conveyancer.

Maintenance £2,000 P/A. Ground rent £180. Water features £25 per month. Sea defence £345 Lease 125 years from 2003.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**ENERGY  
RATING  
TBC**

### Utilities

This property has the following utilities:

**Water Mains**

**Drainage Mains**

**Gas Mains**

**Electricity Mains**

**Primary Heating** Gas central heating system

**Solar Power** None

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.gov.uk/en-gb/mobile-coverage>

We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



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**Approximate total area<sup>(1)</sup>**

692 ft<sup>2</sup>

64.2 m<sup>2</sup>

**Balconies and terraces**

34 ft<sup>2</sup>

3.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



