20 Monterey Wharf,
26 Phoenix Drive,
Eastbourne, BN23 5PJ

Leasehold - Share of Freehold

£349,950

3 Bedroom | 1 Reception | 2 Bathroom

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into 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. If you do not have your own surveyor, we would be pleased to recommend one. 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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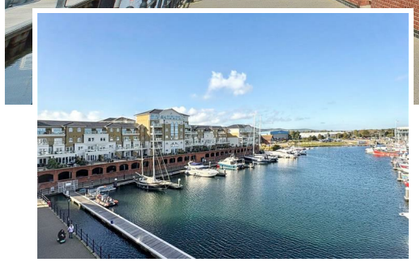
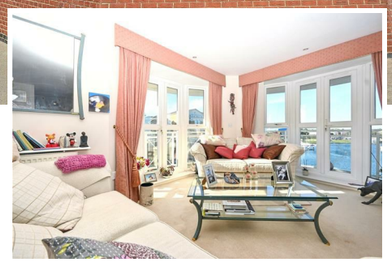
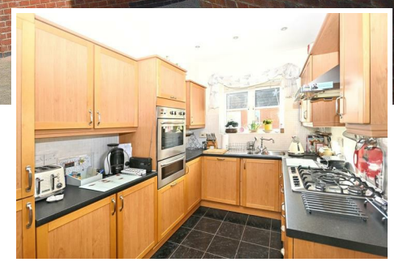

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Occupying a prime position within the prestigious Sovereign Harbour development, this stunning three-bedroom duplex penthouse at Monterey Wharf offers luxurious waterside living with breathtaking panoramic views across the inner harbour. The property features a spacious open plan living and dining area, flooded with natural light and opening onto a unique turret balcony, the perfect spot to relax and enjoy the ever changing harbour scenery. The modern open plan kitchen is beautifully appointed, ideal for both everyday living and entertaining. Accommodation includes two generous double bedrooms on the main level, with the principal bedroom benefiting from a stylish en-suite shower room, alongside a contemporary family bathroom. A feature staircase leads to the upper level, where you'll find a third double bedroom set within the turret, along with access to a study area and loft storage room, offering flexible space for home working or hobbies. Externally, the property boasts a large tandem garage with an additional store room to the rear, as well as visitor parking. Residents also enjoy a communal paved area to the front of the block and direct access to the inner harbour, with scenic waterside walks and a short stroll to the local shops, cafés and restaurants of Sovereign Harbour. With the property being sold CHAIN FREE a viewing is highly recommended.

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Main Features

- CHAIN FREE Spacious Duplex Penthouse Harbour Apartment
- 3 Bedrooms
- Third Floor
- Spacious Open Plan Lounge With Dining Area
- Sun Balcony With Stunning Views Over The Inner Harbour Towards The South Downs
- Fitted Kitchen
- En-Suite Shower Room/WC
- Modern Bathroom/WC
- Double Glazing
- Tandem Garage

Entrance
Communal entrance with security entry phone system. Stairs and lift to third floor private entrance door to -

Hallway
Radiator. Airing cupboard housing water cylinder.

Lounge/Dining Room
26'10 x 14'7 (8.18m x 4.45m)
Radiator. Carpet. Understairs cupboard. Opening to Dining area & Kitchen. Turret curved double glazed windows and doors with access to -

Sun Balcony
With stunning views over the inner harbour and towards the South Downs.

Dining Area
Radiator. Double glazed window to rear aspect.

Open Plan Fitted Kitchen
15'2 x 7'10 (4.62m x 2.39m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset 5 ring gas hob and extractor cooker hood above. 'Eye' level double oven. Integrated washing machine and dishwasher. Tiled floor. Double glazed window to side aspect.

Master Bedroom
14'1 x 13'9 (4.29m x 4.19m)
Radiator. Built-in wardrobe. Double glazed window to side aspect. Door to -

En-Suite Shower Room/WC
Suite comprising shower cubicle with wall mounted shower. Pedestal wash hand basin. Low level WC. Radiator. Tiled floor. Double glazed window to side aspect.

Bedroom 2
10'11 x 10'10 (3.33m x 3.30m)
Radiator. Built-in wardrobes. Double glazed window to front aspect.

Modern Bathroom/WC
Suite comprising panelled bath. Low level WC. Pedestal wash hand basin. Radiator. Tiled floor.

Stairs To -

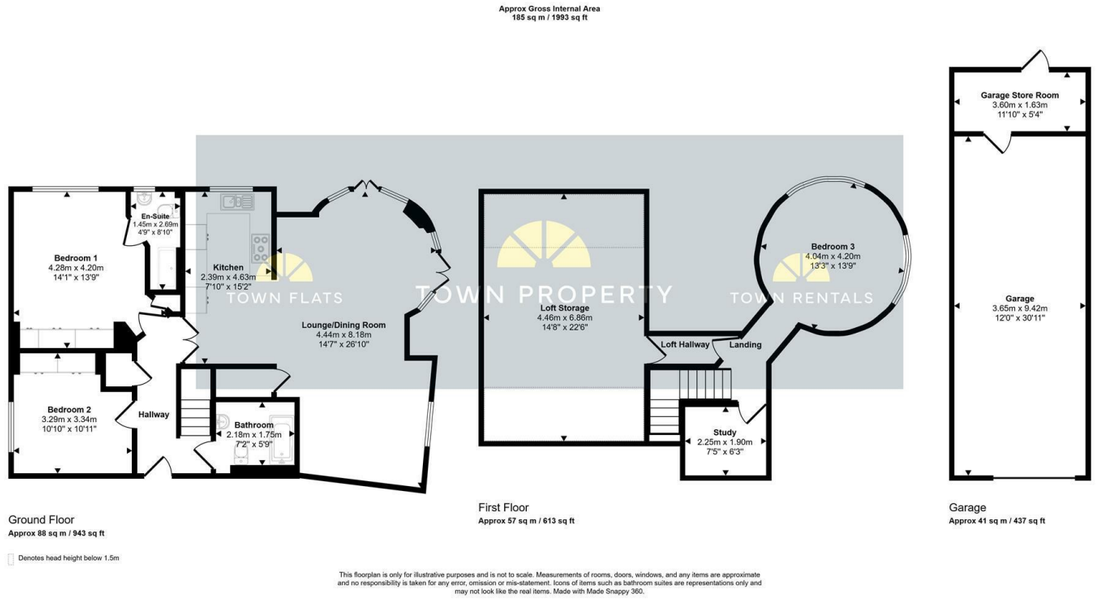
Turret Room/Bedroom 3
13'9 x 13'3 (4.19m x 4.04m)
Radiator. Study area. Walk-in loft storage area. Double glazed windows with views over the inner harbour and towards the South Downs.

Outside
Communal patio & paved area adjacent to the visitors parking and garage.

Tandem Garage
30'1 x 12'0 (9.17m x 3.66m)
With electric up & over door. Power & light. Storage room to the rear of the garage (11'10 x 5'4).

EPC = C

Council Tax Band = F



THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: £110 paid half yearly
Maintenance: £1100 paid half yearly
Lease: 999 years from 2002. We have not seen the lease term

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Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.