TOWN FLATS

01323 416600

Leasehold

2 Bedroom | 1 Reception | 2 Bathroom

Guide Price
£230,000 - £240,000



50 Daytona Quay, Eastbourne, BN23 5BN

GUIDE PRICE £230,000 TO £240,000
An excellent opportunity to acquire this spacious, immaculately maintained and very well presented two bedroom second floor apartment, enviably situated within the highly sought after Sovereign Harbour South, enjoying delightful waterside views and within easy walking distance of the marina's excellent amenities. Presented in very good condition throughout, the property offers bright and well proportioned accommodation, featuring a generous lounge with direct access onto a private sun balcony, providing the perfect space to relax and enjoy the attractive waterfront outlook. The separate kitchen is well appointed, while the principal bedroom benefits from an en-suite shower room/wc, complemented by a second bedroom and a modern family bathroom/wc. Further benefits include secure undercroft parking, lift access, and a prime location within one of Eastbourne's most desirable waterfront developments. Perfectly positioned just moments from Sovereign Harbour's array of shops, cafés and restaurants, as well as Eastbourne's picturesque seafront, this superb apartment would make an ideal permanent residence, holiday home or investment opportunity, combining a wonderful coastal lifestyle with convenience and comfort.

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Main Features

- Well Presented Harbour Apartment
- 2 Bedrooms
- Second Floor
- Lounge/Dining Room
- Sun Balcony With Inner Harbour Views
- Fitted Kitchen
- Bathroom/WC
- En-Suite Shower Room/WC
- Double Glazing
- Allocated Undercroft Parking Space

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

Hallway
Radiator. Entryphone handset. 2 cupboards.

Lounge/Dining Room
15'6 x 15'2 (4.72m x 4.62m)
2 Radiators. Opening to kitchen. Double glazed windows to side aspect. Double glazed bi-fold doors to balcony with wonderful inner harbour views.

Fitted Kitchen
10'6 x 5'9 (3.20m x 1.75m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in gas hob and electric oven under. Extractor cooker hood. Space for fridge/freezer. Double glazed window.

Bedroom 1
15'10 x 9'7 (4.83m x 2.92m)
Radiator. Built-in wardrobe. Double glazed window. Door to -

En-Suite Shower Room/WC
Suite comprising shower cubicle. Low level WC with concealed cistern. Pedestal wash hand basin with mixer tap. Heated towel rail. Part tiled walls.

Bedroom 2
11'0 x 7'5 (3.35m x 2.26m)
Radiator. Double glazed window.

Bathroom/WC
White suite comprising panelled bath with chrome mixer tap & shower attachment. Pedestal wash hand basin with mixer tap. Low level WC. Heated towel rail. Part tiled walls. Extractor fan.

Parking
Allocated undercroft parking space.

EPC = B

Council Tax Band = D

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: £62.50 paid half yearly
Maintenance: £1117.33 paid half yearly & includes the estate charge
Lease: 97 years remaining. We have been advised of the lease term, we have not seen the lease

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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.