



# Harbourside House

## Eastbourne

**McCarthy Stone**  
Retirement living *your way*





# Happiness, confidence, security

For us, it’s about you. Providing a home that gives you more choice and fewer obligations. Living in a McCarthy Stone property makes it easier for you to enjoy your retirement to the full, because we take care of some of the mundane tasks that eat up so many precious hours.

Far better that you invest your time with family and friends, learning a new hobby or indulging in an old one, instead of having to deal with tiresome chores such as cutting hedges and keeping windows gleaming.

Look forward to living life your way, with less to worry about and more to enjoy.

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# Live life your way

## with Retirement Living

Our Retirement Living properties offer the perfect blend for many, from the independence of your own beautiful property in a convenient location, to socialising with neighbours as much or as little as you wish.

It's easy to host family and friends too, as you can book them into the Guest Suite<sup>^</sup>, which has en-suite facilities.

### Taking care of you and your home

As part of the Services team, the House Manager, on-site during the week\*, is the friendly face who takes care of the day-to-day running of the development.

We manage the maintenance of the exterior of the property, upkeep of the communal areas and arduous tasks that keep the shared garden looking lovely.

An annual service charge (paid monthly) covers the provision and maintenance of the emergency call system, lifts, intruder alarm and door camera entry. It also covers the gardening along with the general upkeep of the exterior of the development and all communal areas.





# Eastbourne

Seaside-town living, close to the countryside



- |                                 |                     |                      |
|---------------------------------|---------------------|----------------------|
| 1 Supermarket                   | 5 Gym               | 9 Hairdresser        |
| 2 Medical Practice              | 6 Sovereign Harbour | 10 Cafe              |
| 3 Pharmacy                      | 7 Community Centre  | 11 Restaurant        |
| 4 Sovereign Harbour Retail Park | 8 Beach             | Orange dot: Bus Stop |



Harbourside House is just a 15 minute walk or a short bus journey to the seafront or the stunning Sovereign Harbour North Marina with its wide range of waterside restaurants, bars and cafés, and just a 10 minute drive from the beautiful expanses of Eastbourne Beach. There you'll find plenty of amenities nearby, Sovereign Harbour Retail Park is just a 13-minute walk away which includes an Asda Superstore, pharmacy and more, while a short bus journey to the town centre offers Thai and Mediterranean cuisine, cafés and both national and independent retailers.

## Live life your way

Lots of entertainment and day-out activities are easily accessible in and around Eastbourne. Take a walk along the iconic Eastbourne Pier or enjoy live performances at Eastbourne Bandstand.

If you love getting out into nature, Eastbourne is the eastern gateway of the South Downs National Park. Both Beachy Head and Birling Gap are located at the point where the

South Downs meets the sea. Enjoy scenic walks along the chalk cliffs, with beautiful views of the sea and Beachy Head Lighthouse.

Both Pevensey Castle and Pevensey Levels National Nature Reserve are just under four miles away and the High Weald National Landscape can be reached in just 20 minutes.

Major events in the Eastbourne calendar include Magnificent Motors, the biggest motoring spectacular on the South Coast as well as the International Airshow, Europe's biggest free airshow held every August.

For exploring further afield, The A27 is nearby, linking Eastbourne to Brighton, Worthing, Portsmouth and more. Eastbourne station is just over three miles away from the development with direct access to London in just 90 minutes.

## You'll be well looked after in Eastbourne

Designed with the over 60s in mind, Harbourside House is built to high standards and is an ideal place to live life your way.



# Designed

with you in mind

Our new community is close to heart of Eastbourne, offering an abundance of seaside-town features such as the pier, beautiful beaches and a stunning harbour.

As you approach Harbourside House, you won't fail to be impressed.

The building's blend of red and cream brickwork, with steel balconies add a clean and modern finish. Neat planting completes the stylish design.

Inside, the stylish reception area offers a welcome to homeowners, friends, and family alike.

From catching up over a morning coffee to a lively social evening event, this light and airy space is where our community can spend time together.

If you just want to relax with a good book or a newspaper, there are lots of quiet spaces too.

In the enclosed garden, you'll notice every plant, shrub and tree has been carefully selected for it's vibrant colours or subtle hues, providing biodiverse interest throughout the seasons. These tended beds and surrounding pathways provide a wonderful outdoor space to enjoy.







# More for you

## Guest Suite<sup>^#</sup>

Having friends or relatives over and would like them all to stay the night? You can book them into the Guest Suite, which has en-suite facilities.

## House Manager

Ensures the development is well maintained, alongside arranging social activities that help build a strong sense of community.

## Pets Welcome

You are welcome to bring a well-behaved pet to live with you. Please ask your Sales Consultant for further details on our pet policy.

## Mobility scooter charging point<sup>#</sup>

An accessible space available where mobility scooters can be charged.

## Parking<sup>#</sup>

Spaces are available for purchase.



# Made for living *your way*

We pour our heart and soul into creating developments that give you the freedom to do more of the things you love. Each one is thoughtfully designed to nurture a vibrant, active community and is built to high standards. Harbourside House is no exception.

Comprising 57 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets, flooring and white goods.

## We're here to help

When purchasing your apartment at Harbourside House, we can help you every step of the way\*.

If you have a property to sell, we can assist with everything from appointing your Solicitor and Estate Agents, to arranging your removals. And with our Part Exchange service, you'll have a cash buyer for your current home.

To help you select the option that's right for you, our friendly Sales Consultant will explain each in greater detail.



# Harbourside House

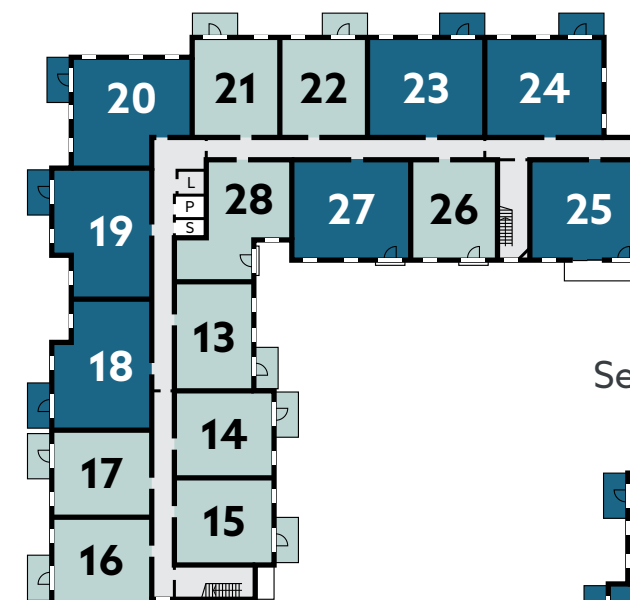
Ground Floor



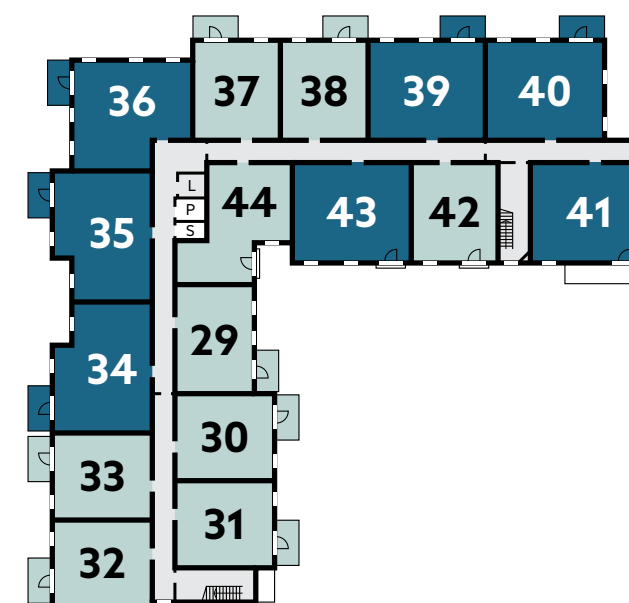
- 1 bedroom apartment
- 2 bedroom apartment

- |     |                             |    |                             |
|-----|-----------------------------|----|-----------------------------|
| E   | - Entrance Lobby            | P  | - Plant Room                |
| GS  | - Guest Suite               | PS | - Potting Shed              |
| L   | - Lift                      | R  | - Reception                 |
| MSC | - Mobility Scooter Charging | RR | - Refuse & Recycling        |
| O   | - Office                    | S  | - Store                     |
|     |                             | ⬮  | - Electric Vehicle Charging |

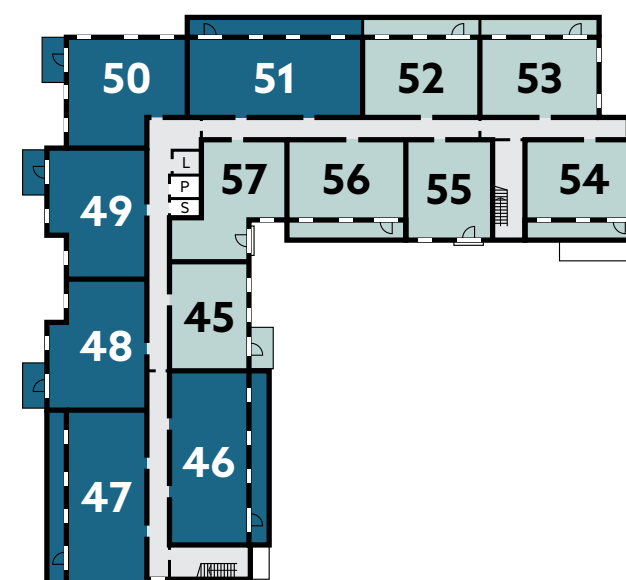
First Floor



Second Floor



Third Floor



For the latest apartment availability and prices, please ask your Sales Consultant or visit [mccarthystone.co.uk/harbourside-house](https://mccarthystone.co.uk/harbourside-house)



# Your new home

## in detail

### General

- ▶ Double glazing to all windows
- ▶ Balcony or patio to selected apartments
- ▶ Shelf and fitted hanging rail to wardrobe in master bedrooms
- ▶ Telephone and television point in living room and bedrooms
- ▶ Sky/Sky+ connection point in living room\*
- ▶ NHBC 10-year warranty

### Kitchen

- ▶ Fitted kitchen with integrated ceramic hob
- ▶ Stainless steel cooker hood and splashback
- ▶ Composite sink
- ▶ Lever mixer taps

### Heating and finishes

- ▶ Electric panel warmers
- ▶ Neutral décor
- ▶ White five-panel doors
- ▶ Chrome door furniture and fittings

### Shower room

- ▶ Fitted shower room with tiled floor
- ▶ White sanitary ware with high quality fittings
- ▶ Additional shower room in selected two bedroom apartments
- ▶ Fixed mirror
- ▶ Shaver socket
- ▶ Heated towel warmer

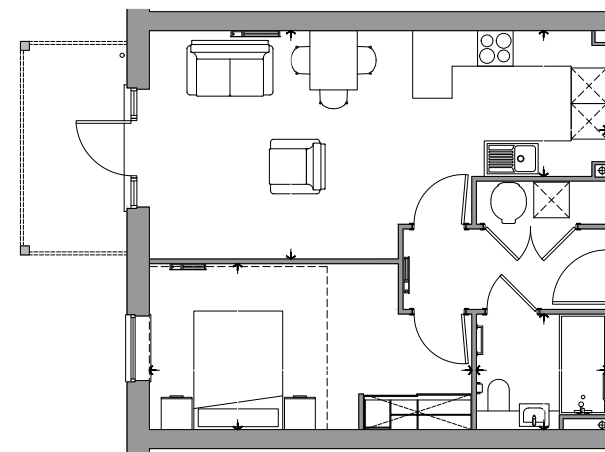
### Safety and security

- ▶ Door camera entry system which is linked to the TV
- ▶ 24-hour emergency call system with a personal pendant alarm
- ▶ Intruder alarm
- ▶ Smoke detector
- ▶ Illuminated light switches to hall, bedroom(s), shower room and additional WCs

## Typical apartment layouts

Approximate room sizes

### One Bedroom



Living Room (Max)

14' 7" x 12' 8" / 4443mm x 3852mm

Kitchen (Max)

10' 9" x 8' 1" / 3275mm x 2460mm

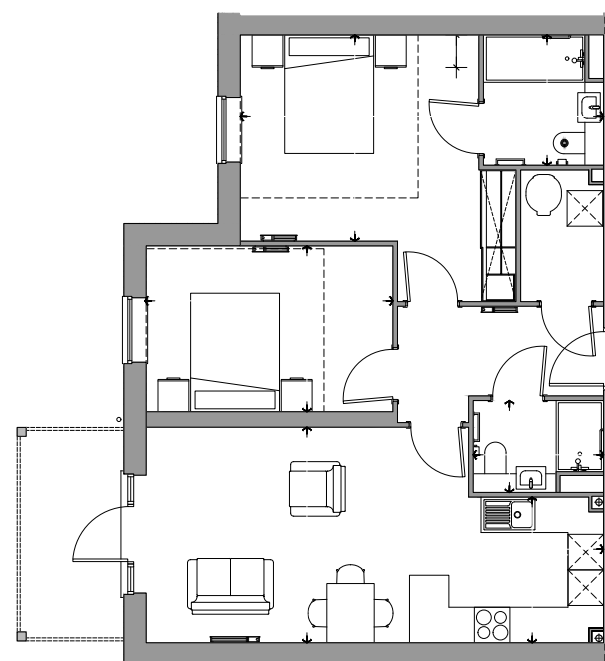
Bedroom (Max)

17' 10" x 9' 2" / 5441mm x 2800mm

Shower Room (Max)

7' 3" x 6' 5" / 2200mm x 1950mm

### Two Bedroom



Living Room (Max)

14' 7" x 11' 11" / 4443mm x 3637mm

Kitchen (Max)

10' 9" x 8' 1" / 3275mm x 2460mm

Bedroom 1 (Max)

13' 3" x 11' 5" / 4038mm x 3481mm

En Suite (Max)

6' 7" x 7' 3" / 2015mm x 2200mm

Bedroom 2 (Max)

13' 9" x 9' 2" / 4187mm x 2799mm

Shower Room (Max)

7' 3" x 5' 1" / 2200mm x 1550mm



# The service charge explained

To keep our developments running smoothly and to provide the facilities and support, a service charge is payable. If you have not paid a service charge before you may have questions about how this works.

When you consider the services available at Harbourside House and then compare these with the facilities and running costs of your current property, we believe you will find it represents good value for money. The service charge is calculated annually and paid in monthly instalments.

## Services covered include providing and maintaining:

- Access to on-site staff (hours may vary)
- The 24-hour emergency-call and intruder-alarm system
- The door-entry camera, linked to your TV
- Grounds maintenance and general gardening work
- Building repairs and general maintenance costs
- Buildings insurance
- Window cleaning (outside only)
- Water and sewerage costs
- Heating, lighting and cleaning of all shared areas
- Management Fee

More information on this can be found in the service charge section on the Harbourside House web page.

## Contingency Fund

Where larger repairs and asset replacement (such as lifts or the roof) are needed, alongside regular renovations; these costs are covered by a Contingency Fund – this is created through a fee that's included in the service charge.

As well as the regular payments as part of the service charge, the contingency fund is further 'topped-up' through contributions paid when the apartment is either sold to a new owner or let out to a new tenant. The percentage payable is set out in your lease.

We keep this cost at an appropriate level to maintain the development for everyone's benefit.

**When you're ready to find out more, we will happily explain these charges in more detail.**



## Now, come and take a closer look

Step inside one of our properties and you'll feel instantly at home. They're bright and airy, warm and comfortable, with everything designed to make life easier.

To arrange your visit, call **0800 201 4106** or visit [mccarthystone.co.uk/harbourside-house](https://mccarthystone.co.uk/harbourside-house) to find out more.

We're sure it won't be long before you discover why so many of our homeowners tell us they wish they'd made their move sooner.



"The beauty of living in a McCarthy Stone development is that it gives you and your family peace of mind when you go away. I've been away several times and when I come back, I know that everything is safe. I really appreciate our House Manager, who keeps a close eye on everything."

*McCarthy Stone Homeowner*



A large print version of this brochure is available on request

This brochure is not a contract and does not form any part of a contract. We are not responsible for any misstatement in this brochure. All content, terms and conditions are correct at the time of going to print. We have the right to alter specifications without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to move, please contact the Sales Consultant before travelling to view a development.

January 2026

We subscribe to and comply with the Consumer Code



Protection for new-build home buyers



More than 90% of our customers say they would recommend us, which means we've been awarded the maximum 5-star rating for customer satisfaction. We've achieved this rating every year we have taken part in the survey.



To find out more, scan the QR code  
call 0800 201 4106 or visit  
[mccarthystone.co.uk/harbourside-house](https://mccarthystone.co.uk/harbourside-house)

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**McCarthy Stone**  
Retirement living *your way*

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