



BROOK GAMBLE



25 The Piazza, Eastbourne, BN23 5TG

£525,000

Brook Gamble are delighted to offer, one of the finest examples of a Harbour Townhouse we have ever seen, located in the gated community of "The Piazza" in little Venice, in the Sovereign Harbour South. Having been extensively updated by the current seller, this three bedroom property is magnificent and unique. The ground floor has been updated to create a superb open plan kitchen with beautifully fitted units and built in appliances and bifold windows that seamlessly overlap from the kitchen and into the garden area, and the harbour beyond giving you the feeling that the water is literally on your doorstep. The large open plan lounge dining room occupying the whole of the first floor, with bifold doors and tasteful decor. On the second floor two bedrooms, one with luxury ensuite bathroom and the magnificent luxury Insignia walk in shower /steam cubicle. And on the top floor your very own master suite, with full ensuite bathroom, Jacuzzi bath and luxury shower/steam cubicle. Everything finished to a very high standard, two off road parking spaces, and garage. And wonderful views across the inner harbour. This property is outstanding and simply must see!!

Accommodation Comprising

Double glazed main front door.

Entrance porch.

Double glazed door leading into hallway.

Hallway

Stairs rising to 1st floor landing, laminate wood flooring, contemporary radiator with thermostatic control valve, coving to ceiling, recessed spotlighting, wall mounted consumer unit.

Modern fitted kitchen

Fitted in a range of wall and floor gloss cream fronted units with bronze effect handles, LED under lighting, and led lighting to the glazed wall mounted glassware cupboards, single bowl sink unit with mixer tap/ vegetable washer, complementary oak worktops, filtered cold water system, and filtered boiling water system. Fitted "Smeg" range style cooker, with "Rangemaster" cooker hood fitted above, large oval breakfast bar/island with complementary oak worktop, fitted fridge/freezer, fitted washing machine, fitted dishwasher, two contemporary radiators with thermostatic control valves, under plinth lighting, coving to ceiling, recessed spotlighting, wall mounted "Worcester" gas central heating boiler, bifold windows overlooking garden and onto the harbour beyond, double glazed door leading onto garden. Under stair storage cupboard. Laminate wood flooring.

Ground floor cloakroom

Low-level WC, wash hand basin vanity unit, fully tiled walls, extractor fan unit, recessed spotlighting, laminate wood flooring.

First floor

Open plan lounge dining room

Extremely well presented having been extensively improved by the current owner, two vertical contemporary radiators with thermostatic control valves, one further contemporary radiator with thermostatic control valve, Television aerial point, stairs rising to 2nd floor landing, recessed spotlighting, mirrored doors concealing "Megaflo" water cylinder, double glazed window to rear aspect, double glazed French doors lead leading to Juliet balcony overlooking the Piazza communal gardens, double glazed bifold doors leading onto sun balcony overlooking the inner harbour with spectacular views.

Second floor landing

Contemporary radiator with thermostatic control valve, stairs rising to top floor landing, coving to ceiling.

Family bathroom

Comprising White suite, bath with mixer taps and wall mounted shower with rainfall showerhead and shower attachment, fully tiled walls, wash hand face and vanity unit, heated towel ladder, low-level WC, recessed spotlighting, extractor fan unit.

Bedroom two with ensuite bathroom

Contemporary vertical radiator with thermostatic control valve, built-in double wardrobe with hanging around, two double glaze windows to front aspect, ensuite bathroom comprising Insignia 4th Generation Offset Shower unit with luxury enhancements to include shower unit which is capable of being a steam shower, multi steam chrome headed body jets, LED surrounded monsoon showerhead and Bluetooth connectivity, bath with mixer taps and shower attachment, wash hand basin vanity unit, heated towel ladder, fully tiled walls, low-level WC.

Bedroom three

Built-in wardrobe with hanging around shelving above, cupboard with space and plumbing for washing machine, space for tumble dryer with shelving above for laundry products, and a further shelf above that For linen, contemporary vertical radiator with thermostatic control valve, two double glazed windows to rear aspect overlooking the Piazza communal gardens.

Top floor master suite

Door leaving onto sun balcony, contemporary radiator with thermostatic control valve, recessed spotlighting, coving to ceiling.

Sun balcony

With artificial lawn, security railings and fantastic views across the inner harbour, wall mounted light.

Bedroom

With contemporary radiators with thermostatic control valves, hatch to loft, bifold double glazed doors overlooking the Piazza communal gardens.

Ensuite bathroom

Comprising white suite luxury Jacuzzi bath with LED lighting Wall mounted shower attachments, separate walk in luxury shower Insignia 4th Generation Offset Shower unit with luxury enhancements to include shower unit which is capable of being a steam shower, multi steam chrome headed body jets, LED surrounded monsoon showerhead and Bluetooth connectivity, low-level WC, vanity unit wash hand basin, fully tiled walls, heated towel ladder.

Garage

With double doors opening outwards, power and lighting.

Garden

With artificial lawn, sun canopy, security railings, and looking into the inner harbour with spectacular waterside views.

Driveway

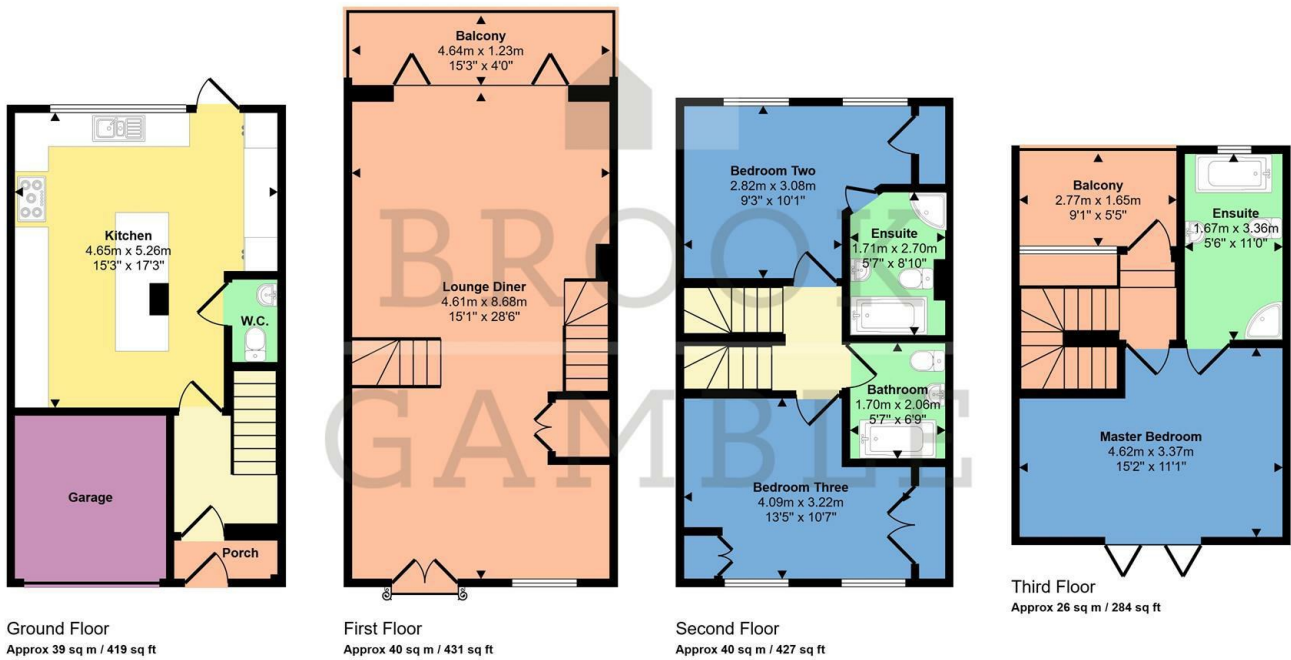
provides off road parking for two vehicles.

Communal Gardens

Visitor parking.

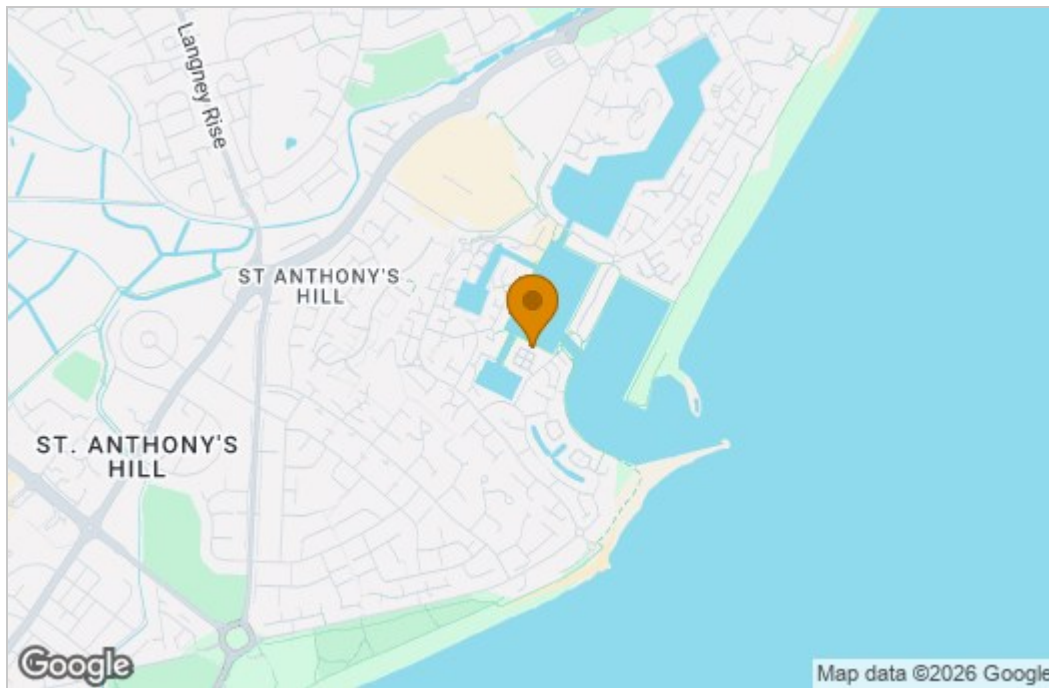
Floor Plan

Approx Gross Internal Area
145 sq m / 1561 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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