

HUNT FRAME

ESTATE AGENTS



8 Galveston Close, Eastbourne, BN23 5RH

Price Guide £400,000



GUIDE PRICE £400,000 TO £420,000

A DETACHED, CHAIN FREE FAMILY HOME in the ever popular Sovereign Harbour area of Eastbourne with comfortable FOUR BEDROOM accommodation across two floors. The property benefits from TWO RECEPTION ROOMS, a UTILITY ROOM, KITCHEN/BREAKFAST ROOM and WC to the ground floor with the four bedrooms and FAMILY BATHROOM to the first floor. In addition there are enclosed, level GARDENS, an INTEGRAL GARAGE and OFF ROAD PARKING.

This property is situated in a desirable residential cul-de-sac, situated on Sovereign Harbour South. Family days out at the beach are just up the road, and The Waterfront offers a range of restaurants, shops and gym. A choice of good schools are within easy reach. Eastbourne Town Centre is approximately two miles away.



ENTRANCE PORCH

Enclosed entrance porch with a UPVC double glazed entrance door with fixed double glazed panels to the side, quarry tiled flooring, wooden and glazed door to the hallway.

HALLWAY

Radiator, staircase raising to the first floor, personal door to the garage, further doors off to the sitting and dining rooms, utility room and cloakroom.

SITTING ROOM

14'8 x 13'10 (4.47m x 4.22m)
UPVC double glazed bay window to the rear aspect with double opening french doors overlooking and giving access to the gardens, wooden fire place surround with matching mantle and hearth, radiator with ornamental cover.

DINING ROOM

12'2 x 8'7 (3.71m x 2.62m)
UPVC double glazed window to the front aspect, radiator.

UTILITY ROOM

8'6 x 5'5 (2.59m x 1.65m)
UPVC double glazed door to the side aspect with adjacent double glazed window, fitted cupboards with worktop space, inset sink, tiled splashbacks, plumbing and space for a washing machine, further under counter appliance space, archway to the kitchen.

KITCHEN

10'7 x 8'9 (3.23m x 2.67m)
Fitted with a matching range of wall mounted and floor standing units with worktop space, inset sink unit, electric single oven with a four ring gas hob and extractor unit over, tiled splashbacks, plumbing and space for a dishwasher, radiator, space for a breakfast table, space for an upright fridge/freezer, UPVC double glazed window to the rear aspect.

CLOAKROOM

Comprising of a low level wc with a wall mounted wash hand basin, tiled splashback, radiator, extractor fan.

LANDING

First floor landing with loft access and airing cupboard, doors off to the bedrooms and bathroom.

BEDROOM 1

11'11 x 10'10 (3.63m x 3.30m)
Matching UPVC double glazed windows to the front aspect, fitted wardrobe with mirrored doors, radiator, door to the en-suite.

EN-SUITE

Comprising of a shower enclosure with shower unit, fully tiled, wash hand basin set in a vanity unit with cupboards, radiator, UPVC double glazed window to the side aspect.

BEDROOM 2

11'11 x 8'6 (3.63m x 2.59m)
UPVC double glazed window to the front aspect, fitted wardrobes with hinged doors, radiator.

BEDROOM 3

9'9 x 9'2 (2.97m x 2.79m)
UPVC double glazed window to the rear aspect, fitted wardrobe with hinged doors, radiator.

BEDROOM 4

9'6 x 7'9 (2.90m x 2.36m)
UPVC double glazed window to the rear aspect, radiator, fitted wardrobe.

FAMILY BATHROOM

Comprising of a suite with a panelled bath with shower attachment, low level Wc and wash hand basin, part tiled walls, radiator, UPVC double glazed window to the rear aspect.

GARDEN

Part paved terrace with display borders, trees and shrubs, fenced boundaries, gated side access.

GARAGE & PARKING

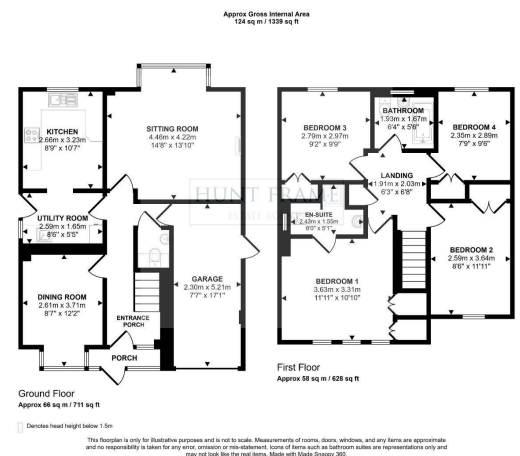
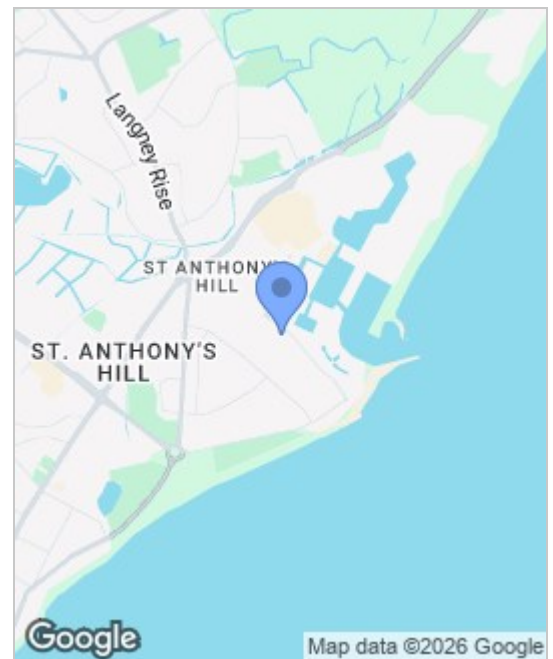
Integral garage with personal door to the hallway, up and over door to the front, power and light, wall mounted boiler, water supply, glazed door to the side access. Off road parking to the front of the property.

OUTGOINGS

There is an annual harbour charge for this property, this has been paid for 2026 which currently amounts to £295:50.

ANTI MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
70	76		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.