



**8 Macquarie Quay, Eastbourne, BN23 5AU**  
**Price Guide £387,000**



A MID TERRACE TOWN HOUSE situated on the ever popular SOVEREIGN HARBOUR with versatile THREE/FOUR BEDROOM accommodation across THREE FLOORS. The property consists of a SPACIOUS KITCHEN/BREAKFAST ROOM, DINING ROOM/BEDROOM 4 and SHOWER ROOM to the ground floor with the FIRST FLOOR benefiting from a large SITTING ROOM and the THIRD BEDROOM. The SECOND FLOOR has the MASTER BEDROOM and EN-SUITE along with BEDROOM 2 and BATHROOM. Externally there are LOW MAINTENANCE GARDENS to the rear along with a GARAGE and PARKING.

Adjacent to the beach and within a short, level walk of the harbour with its multitude of bars, restaurants and shops. Eastbourne's Town Centre is only a short drive away and there are numerous leisure activities within close proximity. Highly recommended by Hunt Frame.



## ENTRANCE

Steps upto a UPVC double glazed entrance door into the hallway.

## HALLWAY

Radiator, staircase to the first floor, doors off to the kitchen/breakfast room, dining room/bedroom four and ground floor shower.

## KITCHEN/BREAKFAST ROOM

15'5 x 13'0 (4.70m x 3.96m)

Fitted with range of floor standing and wall mounted units with complementary worktop space, inset one and a half bowl sink unit with mixer tap and drainer, plumbing and space for washing machine and dishwasher, inset single oven with four gas hob over and extractor fan, tiled splash back, tiled flooring, radiator, under stairs storage cupboard, space for a freestanding fridge freezer, UPVC double glazed windows overlooking the rear gardens with matching UPVC double glazed door giving access to the same.

## DINING ROOM/BEDROOM 4

13'2 x 7'8 (4.01m x 2.34m)

UPVC double glazed window to the front, radiator.

## SHOWER ROOM

Comprising of a low-level WC and pedestal wash hand basin, radiator, enclosed shower cubicle with hinged door to front being fully tiled with shower unit, tiled floor, UPVC double glazed window to the front aspect.

## FIRST FLOOR LANDING

Staircase to the first floor landing, double glazed window to the rear aspect, radiator, doors off to sitting room and bedroom three.

## SITTING ROOM

15'5 max x 13'6 (4.70m max x 4.11m)

Spacious L-shaped lounge with two matching double glazed windows to the front aspect, radiators, TV and telephone points.

## BEDROOM 3

12'8 x 8'9 (3.86m x 2.67m)

UPVC double glazed window to the rear aspect, radiator.

## SECOND FLOOR LANDING

UPVC double glazed window to the rear aspect, radiator.

## MASTER BEDROOM

13'3 max x 9'1 (4.04m max x 2.77m)

UPVC double glazed window to the front aspect, radiator, double wardrobe, door to the en-suite.

## EN-SUITE

Comprising of an enclosed shower cubicle being fully tiled with a shower unit, low level WC, pedestal wash hand basin, radiator, light with shaver point, mirror fronted cabinet, UPVC double glazed window to the front aspect.

## BEDROOM 2

11'8 x 8'9 (3.56m x 2.67m)

UPVC double glazed window to the rear aspect, radiator.

## BATHROOM

Comprising of a panelled bath with a low level WC, pedestal wash hand basin, partly tiled walls, tiled flooring, radiator, extractor fan, mirror fronted cabinet with light and shaver point above.

## GARDEN

Landscaped by the current owners with a wooden decked area adjacent to the kitchen/breakfast room, remainder laid to pebbles, gated rear access, fenced boundaries, personal door to the garage.

## GARAGE

17'8 x 8'3 (5.38m x 2.51m)

Up and over door to the front, power and light, personal door to the garden.

## PARKING

Allocated parking to the side/front of the garage.

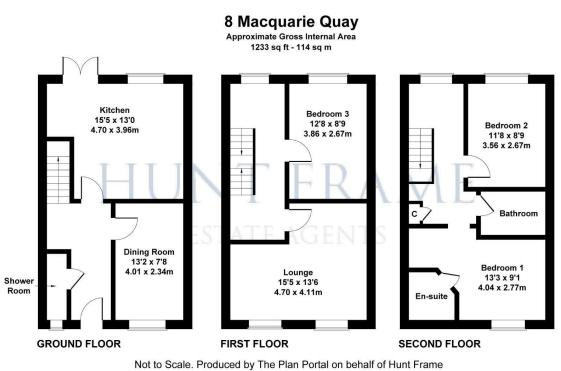
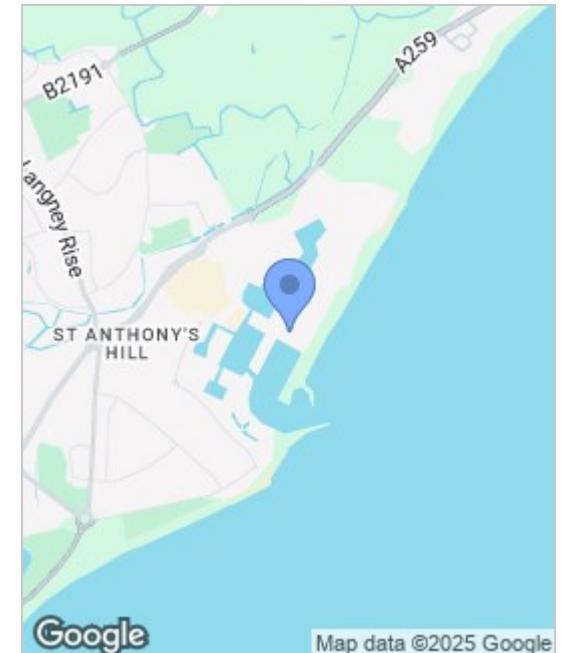
## OUTGOINGS

SOVEREIGN HARBOUR TRUST

ANNUAL CHARGE; CIRCA £340.05

VICTORIA QUAY MANAGEMENT

ANNUAL CHARGE ; CIRCA £227.43



Not to Scale. Produced by The Plan Portal on behalf of Hunt Frame

For Illustrative

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	80	89
(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	EU Directive 2002/91/EC

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