

# HUNT FRAME

ESTATE AGENTS



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## 10 St. Lawrence Mews, Eastbourne, BN23 5QD

Price Guide £399,950



SUBSTANTIAL HARBOUR TOWNHOUSE with well appointed and versatile accommodation across THREE FLOORS, benefiting from a MODERN KITCHEN, CLOAKROOM and DINING ROOM to the ground floor, the first floor has a LOVELY BAY FRONTED SITTING ROOM and BEDROOMS 3 & 4. The second floor has the TWO PRINCIPAL BEDROOMS one has an EN-SUITE, the other is adjacent to the FAMILY BATHROOM. Externally there are PRETTY LANDSCAPED GARDENS, ALLOCATED PARKING and a GARAGE. Highly Recommended.

Situated close to the inner harbour where there are peaceful, level walks around the berthed boats, leading to the harbour village, which offers a selection of cafes, restaurants and shops. Sovereign Harbour is located approximately 3 miles away from Eastbourne town centre with its mainline train station and recently re-modelled Beacon centre. Eastbourne is well known for its year round events including Airbourne, classic car shows and its own International Tennis Tournament.



## ENTRANCE

## HALLWAY

Radiator and wood laminate flooring. Under stairs storage cupboard. Staircase rising to the first floor, doors off to the cloakroom, dining room and kitchen/breakfast room.

## CLOAKROOM

Having a low level Wc, wash hand basin with splash back, mirror, extractor and radiator.

## KITCHEN/BREAKFAST ROOM

15'6 x 12'4 (4.72m x 3.76m)

Well proportioned kitchen/breakfast room refitted with a range of matching wall mounted and floor standing units with complementary worktops and tiled splash backs. One and half bowl sink fitted with mixer tap. Two eye level ovens, integrated dishwasher and washing machine, space for a freestanding fridge/freezer. Wall mounted boiler (recently replaced). Tiled flooring, radiator and door opening out to the rear garden.

## DINING ROOM

13'8 x 10'10 (4.17m x 3.30m)

Double glazed bay window to the front aspect. Laminate wood flooring, radiator.

## STAIRCASE TO THE FIRST FLOOR

Airing Cupboard with shelving above, doors off to the sitting room and bedrooms 3 and 4.

## SITTING ROOM

15'3 x 13'5 (4.65m x 4.09m)

Having a double glazed bay window to the front aspect. Laminate flooring, radiator, TV and telephone points.

## BEDROOM 3

12'10 x 8'10 (3.91m x 2.69m)

Double glazed window overlooking the rear garden. Radiator and recess suitable for wardrobe space.

## BEDROOM 4/STUDY

7'4 x 6'1 (2.24m x 1.85m)

Telephone point, radiator and double glazed window to the rear aspect.

## STAIRCASE TO THE SECOND FLOOR

Of the two principal bedrooms one has an en-suite, the other is adjacent to the family bathroom.

## FAMILY BATHROOM

White suite comprising of a panelled bath with mixer tap and shower unit over, low level Wc and pedestal wash hand basin. Partly tiled walls, radiator and extractor. Double glazed window to the rear aspect.

## BEDROOM 2

11'5 x 8'7 (3.48m x 2.62m)

Fitted with double built in wardrobes, radiator. Double glazed window to the rear.

## MASTER BEDROOM

11'5 x 11'2 (3.48m x 3.40m)

Double built in wardrobes. Radiator and window to the front aspect, door to the en-suite.

## EN-SUITE

Updated en-suite with an enclosed shower cubicle with a twin headed rainfall shower system, low level Wc with a concealed cistern, wash hand basin set in a vanity unit with cupboards beneath and adjacent, extractor fan, heated towel rail and double glazed window to the front aspect with obscured glass.

## REAR GARDEN

A low maintenance garden landscaped and paved, perfect for alfresco dining. Also having a wooden arbour to the rear with gated access which leads out onto a walkway leading to the parking area and garages.

## GARAGE

Located in a block within the development.

## ALLOCATED PARKING

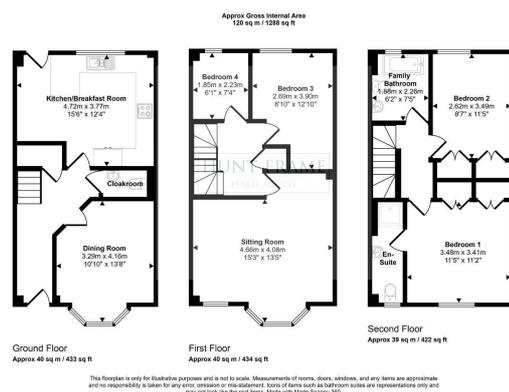
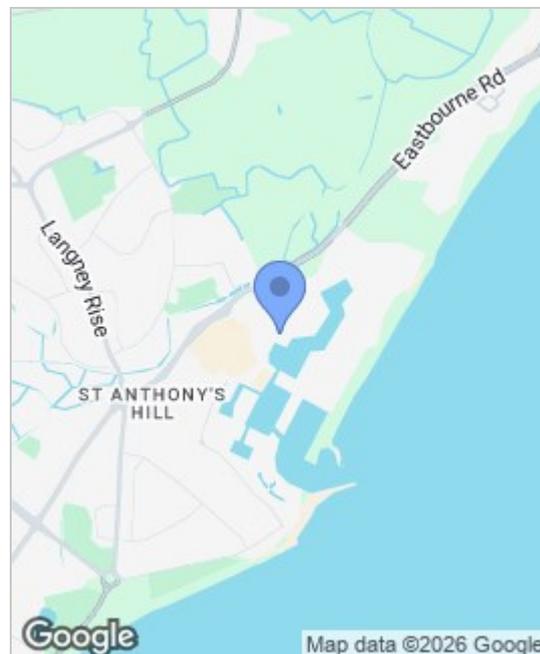
One allocated parking space (10). Situated close to the garage.

## AGENTS NOTE:

HARBOUR CHARGE: 2026 £401.32

ESTATE CHARGE: £318

COUNCIL TAX BAND: E



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

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