



Hobart Quay, Eastbourne

Guide Price £450,000





## Hobart Quay, Eastbourne

Oakfield Estate Agents have been instructed to market this delightful and spacious property situated in the North Harbour with fantastic views over Marina.

As you enter the property, you approach the ground floor entrance hall. On the ground floor is the ground floor bedroom/additional reception with double glazed doors leading to the rear garden, a cloakroom fitted with a two piece suite comprising of a close coupled wc and wall mounted wash hand basin and access to the garage with a newly fitted electric roller door, power and light. Leading up the stairs to the first floor landing, there is a spacious living room which is rear facing and this leads nicely into the dining area. Also on this floor is the kitchen/breakfast room which is fitted with a range of wall mounted and matching base units with work surface over. The kitchen is front facing with access to the balcony with excellent views over the Marina. Leading up the stairs to the second floor landing there is access to all three bedrooms and family bathroom. The master bedroom is front facing with water front views over the marina and access to the ensuite which is fitted with a three piece suite comprising of a walk in shower cubicle, wall mounted wash hand basin and close coupled wc. Bedroom two and bedroom three are both rear facing with double glazed windows and the modern family bathroom is fitted with a three piece suite comprising of a panelled enclosed bath with close coupled wc and wash hand basin. To the front is off road parking leading to the garage with side access leading to the rear garden. The rear garden is fully enclosed with paved patio area adjoining the property leading to an area of lawn beyond and a raised area of wooden decking situated to the bottom of the garden.

Convenient location for access to Harbour amenities which include several places to eat and shop and benefits from some delightful walks around the harbour and excellent access to the beach.







**Entrance Porch**

**Entrance Hall**

**Cloakroom**

**Bedroom Four/Office**

13'6 x 11'3 (4.11m x 3.43m)

**Lounge/Diner**

21'4 x 15'7 (6.50m x 4.75m)

**First Floor Landing**

**Kitchen**

15' x 9'6 (4.57m x 2.90m)

**Bedroom 1**

12'1 x 11'1 (3.68m x 3.38m)

**En-suite**

**Second Floor Landing**

**Bedroom 2**

13'3 x 8'2 (4.04m x 2.49m)

**Bedroom 3**

11'6 x 7'2 (3.51m x 2.18m)

**Bathroom**

**Council Tax Band - E**





Floor Plan



Viewing

Please contact us on 01323 723 500 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

