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Taylor Engley



34 Hobart Quay, Sovereign Harbour North, Eastbourne, East Sussex, BN23 5PB

Guide Price £475,000 Freehold

Enjoying fabulous views over the Sovereign Harbour North Waters - Taylor Engley are delighted to offer to the market this well presented THREE/FOUR BEDROOMED END OF TERRACED TOWN HOUSE, occupying a prime location in the Sovereign Harbour North district. The property is situated directly opposite the North Harbour waters and is considered to provide ideal family accommodation with the benefit of gas fired central heating and double glazed windows. Features include a spacious sitting/dining room, fitted kitchen/breakfast room with access to balcony over looking the North Harbour waters, ground floor family room/optional bedroom 4 and three second floor bedrooms - one with en-suite. There is a family bathroom, integral garage with driveway parking to front. The property is offered to the market Chain Free and an internal viewing is highly recommended.



The property occupies a convenient location within the Sovereign Harbour North area being within level walking distance of the coastline, the waterfront with various restaurants and the Crumbles Retail Park which offers a variety of shops. Bus services serve the local area whilst Eastbourne's town centre which offers a comprehensive range of shopping facilities and mainline railway station is approximately three and a half miles distant.

*** WELL PRESENTED TOWNHOUSE * DESIRABLE SOVEREIGN HARBOUR NORTH LOCATION *
 FIRST FLOOR BALCONY WITH DIRECT VIEWS OVER SOVEREIGN HARBOUR NORTH WATERS *
 GAS FIRED CENTRAL HEATING * DOUBLE GLAZED WINDOWS * FAMILY ROOM/OPTIONAL
 BEDROOM 4 * CLOAKROOM * SPACIOUS FIRST FLOOR SITTING/DINING ROOM *
 KITCHEN/BREAKFAST ROOM * THREE SECOND FLOOR BEDROOMS - ONE WITH EN-SUITE *
 FAMILY BATHROOM * INTEGRAL GARAGE * DRIVEWAY PARKING TO FRONT * LOW MAINTENANCE
 GARDENS TO REAR * CHAIN FREE ***



The accommodation

Comprises:

Door opening to:

Entrance Porch

Quarry tiled flooring, gas meter, front door opening to:

Entrance Hall

Radiator, understairs storage cupboard, personal door to garage.

Cloakroom

Low level wc, wall mounted wash hand basin with tiled splashback, radiator.

Family Room/Optional Bedroom 4

15'6 x 11'2 (4.72m x 3.40m)

Radiator, window to rear, double doors opening to rear garden.

Stairs rising from entrance hall to:

First Floor Landing

Sitting/Dining Room

21'3 max x 15'6 (6.48m max x 4.72m)

(15'6 max reducing to 8'8).

Fireplace with fitted living flame gas fire, two radiators, window to rear and door to rear opening onto Juliette style balcony overlooking rear garden. Connecting door to first floor landing and double doors opening to kitchen/breakfast room.

Kitchen/Breakfast Room

15'6 max x 9'4 max (4.72m max x 2.84m max)

(Maximum measurements including depth of fitted units).

Comprises single drainer stainless steel unit, work surface with tiled splashback, range of base and wall mounted cupboards, Neff electric under counter oven, Neff four burner gas hob with extractor fan over, Hoover fridge/freezer, AEG washing machine, radiator, downlighters, outlook towards Sovereign Harbour North waters. Door to balcony.

Balcony

Situated to the front of the property and enjoys uninterrupted views over the North Harbour waters.

Stairs rising from first floor landing to:

Second Floor Landing

Deep built-in storage cupboard, cupboard housing water tank and shelving, radiator, window to side and loft hatch to roof space.

Bedroom 1

11'10 max x 10'9 max (3.61m max x 3.28m max)

(11'10 max reducing to 9'8).

Enjoying views over the Sovereign Harbour North waters, double built-in wardrobe cupboard, radiator.

En-Suite Shower Room

Tiled shower cubicle, pedestal wash hand basin, low level wc, light with shaver point, downlighters, part tiled walls, extractor fan.

Bedroom 2

12'9 x 8'2 (3.89m x 2.49m)

Radiator, outlook to rear.

Bedroom 3

11'7 max x 7'1 (3.53m max x 2.16m)

(11'7 max into recess reducing to 9'4).

Radiator, outlook to rear.

Bathroom

Bath with mixer tap and shower attachment and having tiled surround, low level wc and pedestal wash basin with tiled splashback, downlighters, light with shaver point, extractor fan.

Integral Garage

19'3 max x 8'5 max (5.87m max x 2.57m max)

(Maximum measurements including depth of internal pillars and fittings).

Light and power, electrically operated door to front and personal door to entrance hall.

Outside

Front

To the front of the property there is a paved area and driveway parking space preceding garage.

Rear Garden

Having patio areas and feature shingle beds, some shrubs, outside light, outside tap and gate to side.

NB

Sovereign Harbour Charge for 1 January 2025 to 31 December 2025 £345.60

COUNCIL TAX BAND:

Council Tax Band - 'E' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

www.checker.ofcom.org.uk

FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.

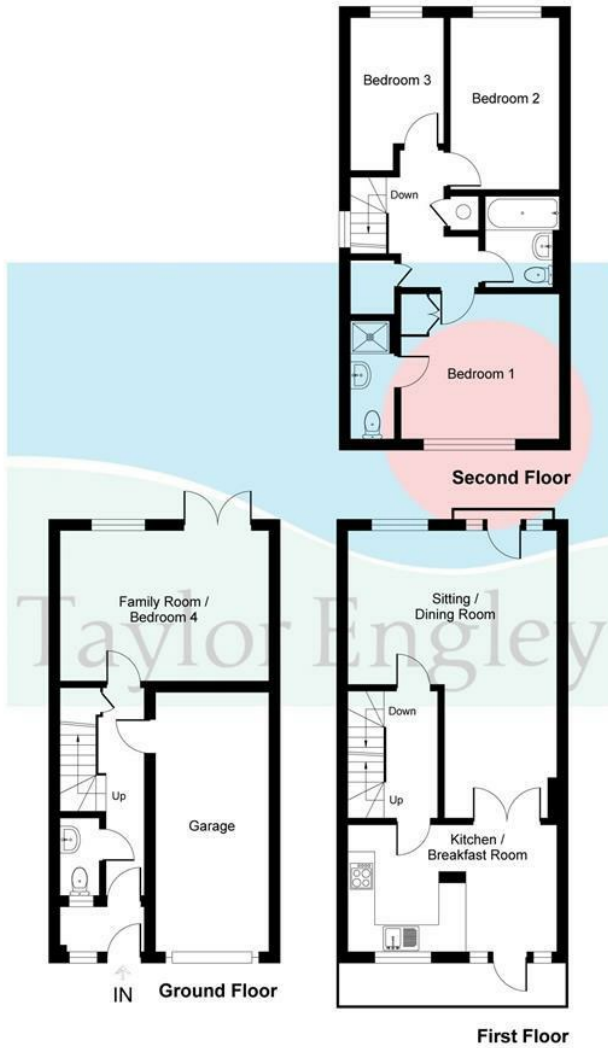






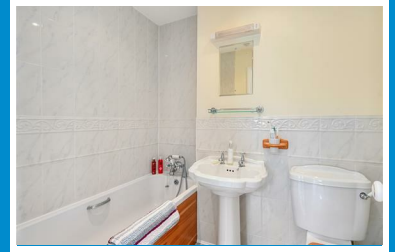
Hobart Quay, BN23

Approximate Gross Internal Area = 117.7 sq m / 1267 sq ft
Approximate Garage Internal Area = 15 sq m / 162 sq ft
Approximate Total Internal Area = 132.7 sq m / 1429 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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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		
	76	86
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

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

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