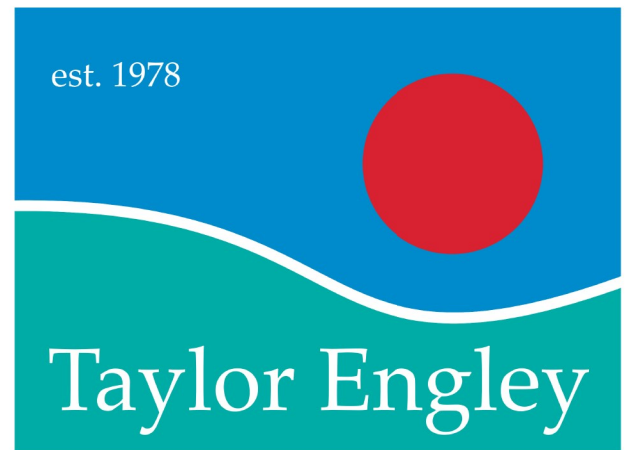


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**15 BRISBANE QUAY,
SOVEREIGN HARBOUR,
EASTBOURNE, BN23 5PD**



Many bars and restaurants can be found within Eastbourne's Sovereign Harbour whilst shopping facilities are available at The Sovereign Retail Park. Eastbourne town centre with its comprehensive shopping facilities and mainline railway station is situated just over three miles distant.

£2,000 PCM

GUARANTOR REQUIRED ON ALL APPLICANTS Four bedroomed townhouse located in the Sovereign Harbour area of Eastbourne. This charming townhouse offers a delightful blend of comfort and modern living, this property is perfect for families or those seeking extra space for guests, home office or multi generational living. One of the standout features of this home is its stunning views of the harbour, which can be enjoyed from the inviting balcony. The townhouse also boasts convenient parking for two cars. This property is not just a house; it is a lifestyle choice, offering the perfect balance of tranquillity and accessibility. With the beautiful Sovereign Harbour area at your doorstep, you will have access to a variety of local amenities, including shops, restaurants, and recreational activities. Available August. Council Tax Band E- not included in the rent. EPC D.

The accommodation

Comprises:

Porch

Front door opening to hallway

Reception Room Two

11'0" x 7'8" (3.36 x 2.35)

(Converted from garage)

Double door to front of house, radiator, sliding door to hallway, cupboard, LVF flooring.

Ground Floor Cloakroom

1.77 x 0.92

Window to front, WC, basin, radiator, LVF flooring.

Storage Cupboard

7'4" x 2'1" (2.25 x 0.66)

Floor to ceiling shelving.

Utility Room

11'10" x 6'5" (3.62 x 1.98)

Large wardrobe, radiator, door to rear with wide low threshold, door to the rear garden, LVF flooring sink and drainer, tiled splashback, space for washing machine and tumble dryer.

Ground Floor Bedroom 2

11'1" x 8'7" (3.4 x 2.63)

Patio sliding door to the rear garden, radiator. LVF flooring, sliding door to

Ground Floor Wet Room

8'11" x 5'8" (2.73 x 1.75)

Aqua boarding throughout, non-slip flooring, walk in shower, WC, basin, extra large electric towel radiator.

Stairs rising to:

First Floor Landing**Living/Dining Room**

21'1" x 15'7" (6.45 x 4.76)

Windows to rear, single door to Juliet balcony, carpet, radiators, gas fireplace (disconnected) open plan to the kitchen.

**Kitchen**

15'5" x 10'1" (4.72 x 3.09)

Window to front, vinyl flooring, white eye and base level gloss units, electric oven, induction hob, breakfast bar, radiator. Single door leading to:

**Balcony**

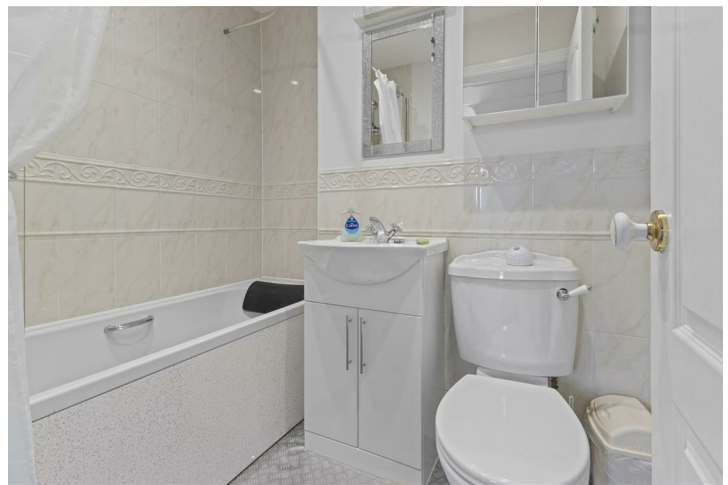
Composite decking with glass balustrade with views to the harbour and South Downs

Stairs rising to:

Bathroom

6'8" x 5'7" (2.04 x 1.71)

Bath with shower over, WC, sink, radiator.

**Cupboard on Landing**

3'5" x 3'0" (1.06 x 0.93)

Airing Cupboard

2'7" x 0'8" (0.80 x 0.21)

Flooring to ceiling shelving

Bedroom One

11'11" x 10'9" (3.64 x 3.29)

Window to front with views of downs and the harbour, double wardrobes, door to



En-Suite

8'7" x 3'3" (2.63 x 1.01)
Shower, WC, basin, vinyl flooring.



Bedroom Three

10'1" x 7'1" (3.09 x 2.17)
Window to rear, radiator.



Bedroom Four

9'10" x 7'1" (3'49 x 2.16)
Window to rear, radiator, fitted wardrobe



COUNCIL TAX BAND:
Council Tax Band - 'E' Eastbourne Borough Council.

ENERGY EFFICIENCY RATING
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.

FOR CLARIFICATION
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.

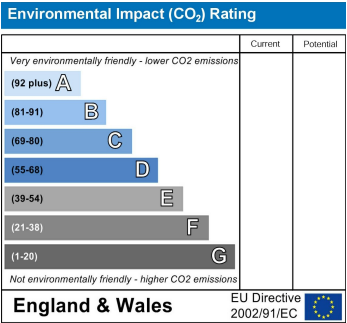
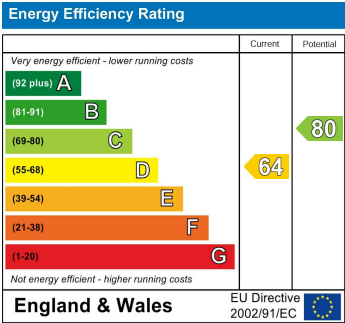
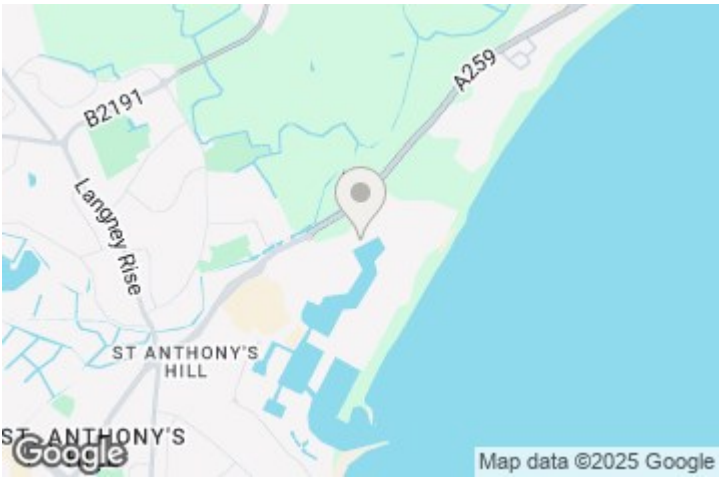
Taylor Engley is a trading name of Taylor Engley Limited, registered office Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex BN21 3XE, company number 5477238, registered in England and Wales.

VIEWING ARRANGEMENTS:
All appointments are to be made through TAYLOR ENGLE.

REFERENCING & HOLDING PAYMENTS
* IMPORTANT * Please be advised that we will require a holding payment to the equivalent of one weeks rent prior to starting referencing. This will be held until the date of move in and will then be deducted from your final rent amount.

If you decide not to proceed with the tenancy, provide false or misleading information, fail a right to rent check or fail to take reasonable steps to enter into a tenancy agreement, then we will retain the holding payment to cover costs incurred.

If you require further clarification on the above, please do not hesitate to contact us on 01323 440000 or email lettings@taylor-engley.co.uk.



* ENTRANCE HALL * KITCHEN/BREAKFAST ROOM * LIVING/DINING ROOM * FOUR BEDROOMS * EN SUITE SHOWER ROOM * FAMILY BATHROOM * GROUND FLOOR WALK IN/WHEEL IN SHOWER ROOM/WC * WHEELCHAIR ACCESS TO THE GROUND FLOOR *BALCONY WITH HARBOUR VIEWS * LOW MAINTENANCE REAR GARDEN * OFF ROAD PARKING *