

Valuers, Land & Estate Agents

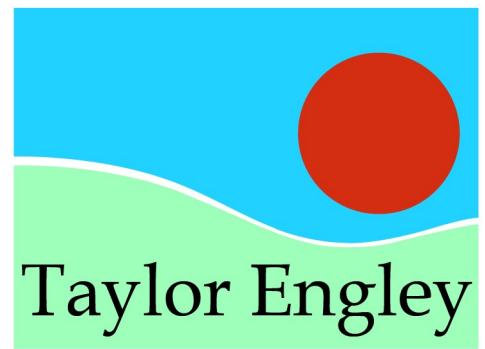
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3 Kensington, Sovereign Harbour North, Eastbourne, East Sussex, BN23 5NH

Price £470,000 Freehold

An opportunity arises to acquire this well presented FOUR BEDROOMED townhouse, forming part of the desirable gated Silver Wharf development, located at the Sovereign Harbour North. The property is considered to be in very good decorative order and is offered with the benefit of gas fired central heating and double glazed windows. Features include a spacious 18'6 x 12'6 fitted kitchen/breakfast room with quartz worktops and integrated appliances, first floor sitting/dining room with balcony off, four bedrooms, one with en-suite and a family bathroom. There is an integral garage and driveway parking for two cars..



Silver Wharf is a highly sought-after gated development within the Sovereign Harbour North area. The property is situated within walking distance of the beach and is also within easy reach of the Sovereign Harbour bars and restaurants and the Sovereign Harbour Retail Park, which offers a variety of shops and a supermarket. Eastbourne's recently re-developed town centre is approximately four and a half miles distant and offers a comprehensive range of shopping facilities, mainline railway station, theatres and seafront.

*** SOUGHT-AFTER GATED DEVELOPMENT * WELL PRESENTED HOME * 18'6 X 12'6 FITTED KITCHEN/BREAKFAST ROOM * FIRST FLOOR SITTING/DINING ROOM WITH BALCONY OFF * FOUR BEDROOMS * EN-SUITE SHOWER ROOM * FAMILY BATHROOM * INTEGRAL GARAGE * GAS FIRED CENTRAL HEATING * DOUBLE GLAZED WINDOWS * INTERNAL VIEWING HIGHLY RECOMMENDED***



The accommodation

Comprises:

Front Door

To

Entrance Hall

Spacious hall, double built-in cloaks cupboard, under-stairs cupboard, radiator, personal door to garage.

Cloakroom

Low level w.c, pedestal wash hand basin, heated towel rail, tiled floor, tiled walls, extractor fan.

Kitchen/Breakfast Room

18'6 max x 12'6 max (5.64m max x 3.81m max)

(Measurements including depth of fitted units)

Comprises quartz worktops with inset one and a half bowl sink unit, range of base and wall mounted cupboards, under cupboard lighting, Neff electric fan assisted oven, Bosch induction hob with Neff extractor fan over, integrated Bosch dishwasher, Neff fridge and Neff freezer, wall mounted cupboard housing Potterton gas fired boiler, two radiators, part tiled walls, downlighters, TV/FM point, double doors opening to rear garden.

Stairs rising from entrance hall to:

First Floor Landing

Radiator, central heating thermostat, airing cupboard housing Joule water cylinder, central heating programmer.

Second Cloakroom

Pedestal wash hand basin, low level w.c, part tiled walls, radiator, tiled floor, window to front.

Sitting/Dining Room

21'3 max x 18'6 max (6.48m max x 5.64m max)

(18'6 max reducing to 10'11 in dining area)

Fireplace with fitted living flame gas fire, two radiators, TV/FM point, double doors opening onto balcony with outlook to rear.

Bedroom 3

10'11 x 9'9 (3.33m x 2.97m)

TV/FM point, radiator, outlook to front.

Stairs rising from first floor landing to:

Second Floor Landing

Radiator, built-in cloaks cupboard, loft hatch to roof space.

Bedroom 1

13'11max x 10'11 (4.24mmax x 3.33m)

(13'11 max including depth of built-in wardrobe cupboard but excludes depth of shallow window recess)

Double built-in wardrobe cupboard, TV/FM point, radiator, outlook to rear with partial sea view.

En-Suite Shower Room

Shower cubicle, pedestal wash hand basin, low level w.c, heated towel rail, tiled walls, tiled floor, downlighters, extractor fan, shaver point.

Bedroom 2

10'11 x 9'7 max (3.33m x 2.92m max)

(9'7 max includes partial depth of built-in wardrobe cupboard but excludes shallow window recess)

Built-in wardrobe cupboard, radiator, outlook to front.

Bedroom 4

10'7 max x 7' (3.23m max x 2.13m)

(10'7 max into window recess)

Radiator, outlook to rear with partial sea view.

Family Bathroom

Bath with mixer tap and shower attachment, pedestal wash hand basin, low level w.c, heated towel rail, shaver point, tiled floor, part tiled walls, downlighters, extractor fan, outlook to front.

Integral Garage

17'1 max x 9'11 max (5.21m max x 3.02m max)

(17'1 max to door)

(Maximum measurements provided including depth of internal pipes and fittings)

Having electrically operated up and over door, cupboard housing electric meters, consumer unit, plumbing for washing machine, water tap, personal door to entrance hall.

Outside

Driveway parking for two cars to front.

Rear Garden

Landscaped rear garden, having indian sandstone patio area, raised seating and border with various shrubs, outside lighting, outside power point.

N.B

Silver Wharf estate charge for period 29/9/2020-28/9/2021 £433.56.

Sovereign Harbour Estate Rent Charge for 2021 = £261.80.

COUNCIL TAX BAND:

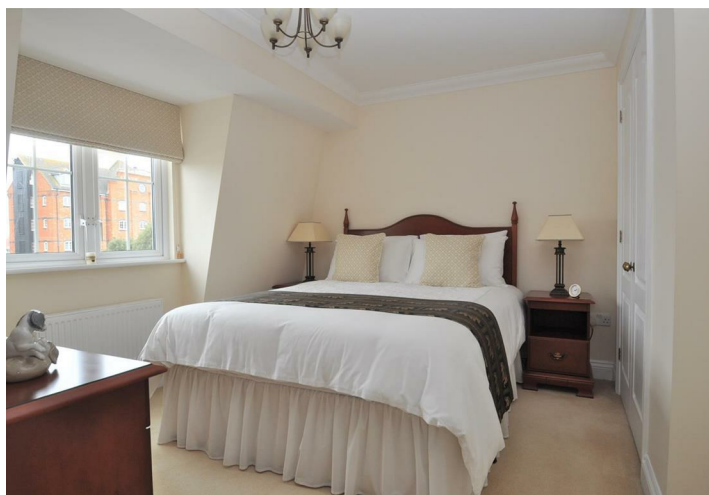
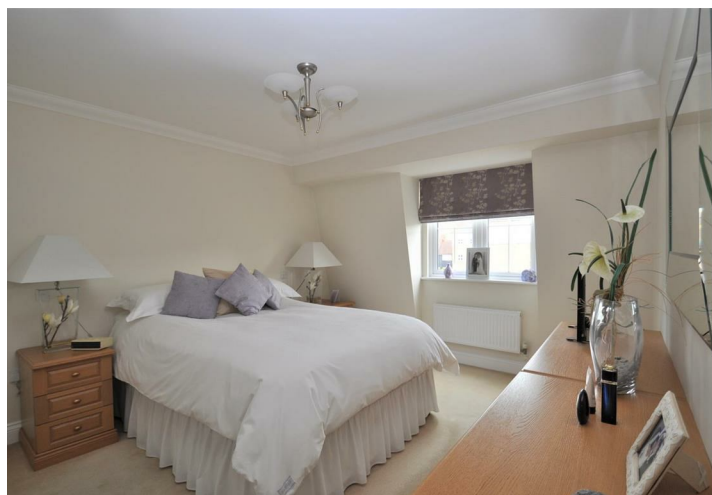
Council Tax Band - F Eastbourne Borough Council £2945.47.

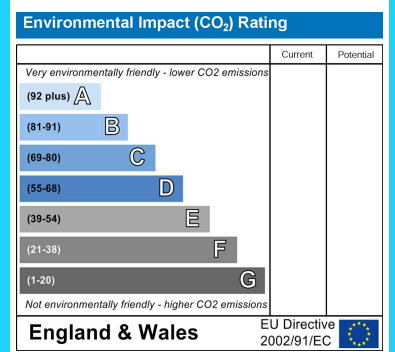
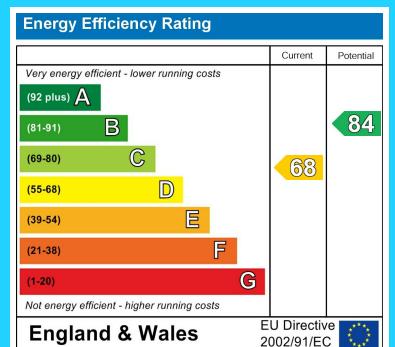
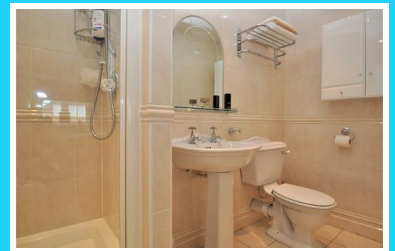
FOR CLARIFICATION:

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.





We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays 10.00 a.m - 4.00 p.m Sundays

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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