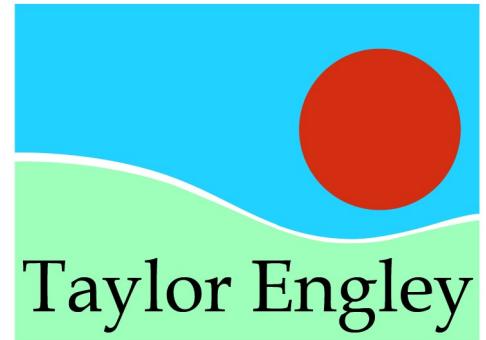


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5 Solomons Close, North Harbour, Eastbourne, East Sussex, BN23 5BD
Guide Price £389,950 Freehold

An excellent opportunity has arisen to acquire this well presented and **DECEPTIVELY SPACIOUS THREE BEDROOMED END OF TERRACED HOME** in this favoured North Harbour location. The property benefits from sealed unit double glazing, gas fired central heating, re-fitted kitchen/dining room, re-fitted bathroom and en-suite to master bedroom. Additionally, the property offers on-site garage with driveway parking for two vehicles, landscaped garden to rear and is considered to be in excellent decorative order throughout.



The property is conveniently located within close proximity to local shops and amenities in nearby Sovereign Retail Park with bus services serving the local area. Eastbourne's town centre with its comprehensive shopping facilities, theatres and seafront is approximately four miles distant.

*** ENTRANCE HALL * CLOAKROOM/WC * LIVING ROOM * RE-FITTED KITCHEN/DINING ROOM *
MASTER BEDROOM WITH RE-FITTED EN-SUITE SHOWER ROOM * TWO FURTHER BEDROOMS *
RE-FITTED BATHROOM * ON-SITE GARAGE * DRIVEWAY PARKING FOR TWO VEHICLES *
LANDSCAPED GARDEN TO REAR ***



The accommodation

Comprises:

Double glazed front door opening to:

Entrance Hall

Cloakroom/wc

Low level wc, pedestal hand wash basin with chrome fittings, radiator, upvc obscure window to side.

Living Room

17'2 x 12'7 (5.23m x 3.84m)

Upvc windows to front, radiator, television aerial and satellite points, casement doors through to kitchen.

Kitchen/Dining Room

15'8 x 10'7 (4.78m x 3.23m)

Range of matching cream fronted eye and base level units, integrated appliances including four burner gas hob with extractor above, eye level double oven, integrated fridge and freezer, integrated washing machine, inset one and a half bowl single drainer stainless steel sink unit, upvc window to rear, cupboard housing wall mounted gas fired boiler for the provision of gas fired central heating and domestic hot water, part tiled walls in complimentary tiling, LED spot lighting, Quartz tiled flooring, door to rear garden.

Stairs from hall rising to:

First Floor Landing

Bedroom 1

10'4 x 10'2 (3.15m x 3.10m)

Upvc Georgian bar windows to front, radiator, built in mirrored fronted wardrobe, door opening to en-suite shower room.

Re-Fitted En-Suite Shower Room

Recently re-fitted with a single shower cubicle with concertina door, chrome fittings with thermostatic shower unit over, fully tiled in enclosure, pedestal wash hand basin, extractor, part tiled walls in complimentary tiling.

Bedroom 2

10'2 x 7'9 (3.10m x 2.36m)

Upvc Georgia bar windows to front, concealed radiator, television aerial point.

Bedroom 3

7'8 x 7'0 (2.34m x 2.13m)

Upvc window to rear, concealed radiator.



Bathroom

7'4 x 5'2 (2.24m x 1.57m)

Recently re-fitted with a white suite comprising freestanding rolled top bath, pedestal wash hand basin with chrome fittings heated towel rail low level wc, heated towel rail, extractor, upvc obscure window to rear.

Outside

Being a particular feature of the property the rear garden has recently been landscaped to provide a spacious area with pergola, 10'x 8' summerhouse with power and light personal access door to garage. Principally low maintenance pea shingled with shrubs to sides and rear, close board fencing to sides and rear, patio area immediately to rear of the property.

Garage

Up and over door, power and light, personal access door to rear, additional parking to front.

Front Garden

Pea shingled area with parking for two vehicles, additional parking in front of the garage.

COUNCIL TAX BAND:

Council Tax Band - 'D' Eastbourne Borough Council - currently £2,307.76 until March 2024.

Sovereign Harbour charges for 2023 £335.83 per annum

BROADBAND AND MOBILE PHONE CHECKER:

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

www.checker.ofcom.org.uk

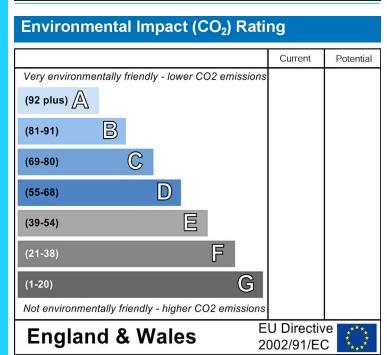
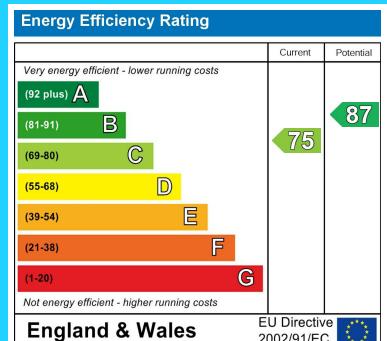
FOR CLARIFICATION:

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.





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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