

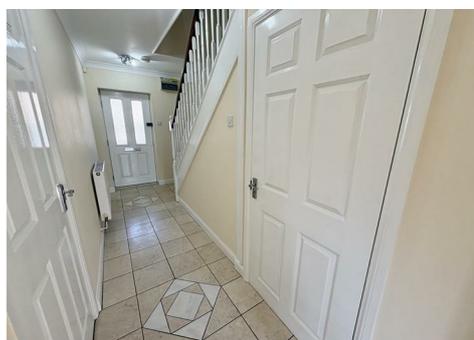
**Valuers, Land & Estate Agents**  
6 Cornfield Road  
Eastbourne  
East Sussex BN21 4PJ

**Tel: (01323) 722222**  
**Fax: (01323) 722226**

**eastbourne@taylor-engley.co.uk**  
**www.taylor-engley.co.uk**

est. 1978

**Taylor Engley**



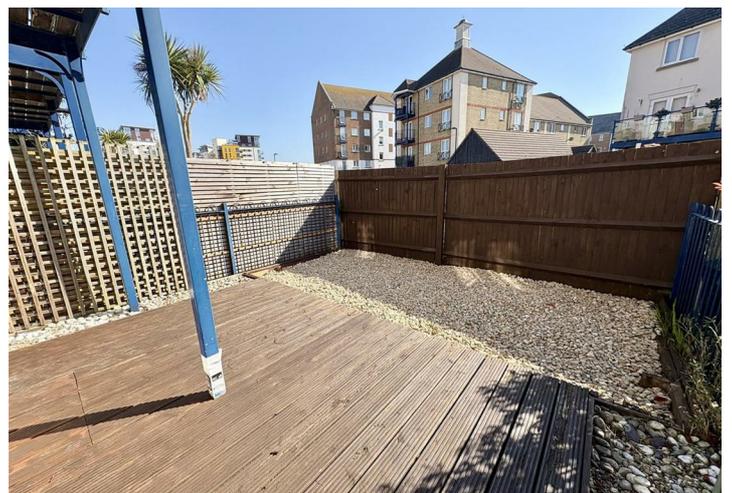
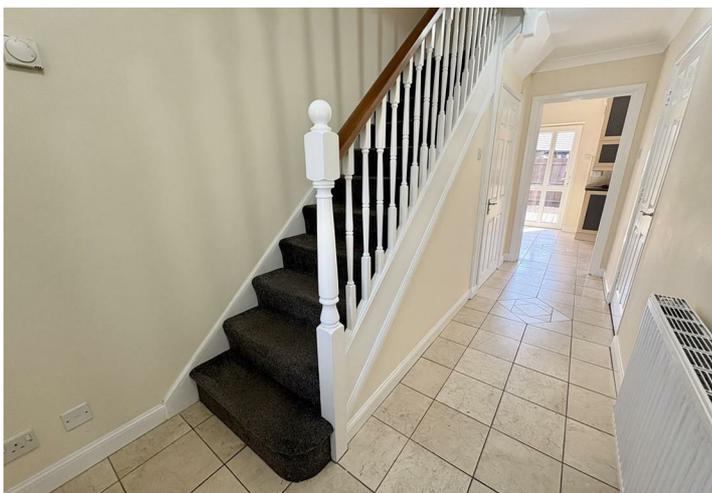
**4 The Piazza, Sovereign Harbour, Eastbourne, BN23 5TG**  
**Guide Price £380,000 Freehold**

**\*\* CHAIN FREE \*\*** Located in The Piazza, a popular gated development within Eastbourne's Sovereign Harbour - **THIS FOUR BEDROOMED TOWN HOUSE**. The property offers versatile accommodation arranged over three floors and features a first floor living room with French doors opening on to balcony, master bedroom with en-suite shower and a spacious kitchen with door opening on to the garden. **\* DRIVEWAY PARKING \* INTEGRAL GARAGE \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING \* EPC = C**



**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.**

**\* ENTRANCE HALL \* CLOAKROOM/WC \* KITCHEN \* FIRST FLOOR LIVING ROOM WITH FRENCH DOORS OPENING TO BALCONY \* TWO FIRST FLOOR BEDROOMS \* SECOND FLOOR MASTER BEDROOM WITH EN-SUITE SHOWER ROOM \* FURTHER SECOND FLOOR BEDROOM \* FAMILY BATHROOM \* INTEGRAL GARAGE \* DRIVEWAY PARKING \* GARDEN \***



## The accommodation

Comprises:

### Entrance Hall

Ceramic tiled floor, radiator, door to garage.

### Cloakroom/WC

White suite comprising low level wc, washbasin, heated towel rail, extractor fan, ceramic tiled floor.

### Kitchen

15'2 x 9'7 (4.62m x 2.92m)

Fitted with a range of matching cupboards and drawers, cupboard housing wall mounted Worcester gas fired boiler, integrated Zanussi dishwasher, integrated Beko washer/dryer, work surfaces with inset sink unit, corner revolving cupboard, Whirlpool gas hob with extractor hood over, built-in Whirlpool oven and grill, integrated fridge freezer, breakfast bar, radiator, ceramic tiled floor, double glazed window overlooking rear garden, door to rear garden.

Stairs rising from entrance hall to the first floor landing, understairs storage cupboard, fitted carpets.

### Living Room

15'3 x 10'1 (4.65m x 3.07m)

Two sets of French doors opening on to the balcony, two radiators, fitted carpet.

### Bedroom 3

10'7 x 8'2 (3.23m x 2.49m)

Large double glazed window with outlook to front, radiator, fitted carpet.

### Bedroom 4

10'5" x 6'10" max (3.18m x 2.08m max)

Double glazed window with outlook to front, radiator, built-in cupboard housing the hot water cylinder, fitted carpet.

From the first floor landing, stairs rise to the second floor landing with radiator and loft hatch to roof space, fitted carpets.

### Bedroom 1

13'1 x 10'2 (3.99m x 3.10m)

Two double glazed windows with outlook to rear, fitted with a range of bedroom furniture, radiator, fitted carpet, built-in wardrobe cupboards.

### En-Suite Shower Room

White suite comprising low level wc, washbasin, shower cubicle, extractor fan, shaver point, radiator, fitted carpet.

### Bedroom 2

13'2 x 10'7 (4.01m x 3.23m)

Two double glazed windows with outlook to front, range of fitted bedroom furniture, radiator, fitted carpet, built-in wardrobe cupboards.

### Family Bathroom

White suite comprising low level wc, washbasin, bath with mixer tap and shower attachment, heated towel rail, extractor fan, shaver point, fitted carpet.

### Integral Garage

17'9 x 8'2 (5.41m x 2.49m)

Up and over door to front, power and light, shelving, tap.

### Driveway

Parking in front of garage.

### Garden

Decked area, pebbled area, outside tap.

### Please note:

We have been advised the Sovereign Harbour Sea Defence charge in January 2026 was £401.32 for the year. The Piazza Sovereign Harbour charge in August 2025 was £95.19 for the half year.

(All details concerning the terms of the lease and outgoings are subject to verification).

### 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](http://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 ENGLEBY.









Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<div style="border: 1px solid black; padding: 5px; display: inline-block;">88</div>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<div style="border: 1px solid black; padding: 5px; display: inline-block;">77</div>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		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.

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