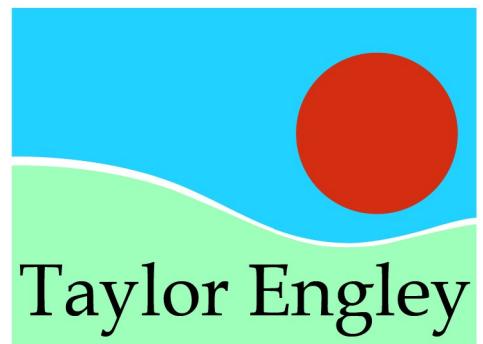


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24 Phoenix Drive, Sovereign Harbour, Eastbourne, East Sussex, BN23 5PG
Guide Price £434,950 Freehold

An excellent opportunity has arisen to acquire this THREE BEDROOMED TOWNHOUSE situated in the popular Sovereign Harbour North area of Eastbourne. The property benefits from far reaching views over the harbour, three double bedrooms - two of which have en-suites, living room with balcony having harbour views, driveway parking and the property is being offered to the market Chain Free.



The property occupies a prime location being within close proximity to local shops and amenities in the nearby Sovereign Retail Park. Eastbourne's town centre with its comprehensive range of shopping facilities and mainline railway station is approximately four miles distant.

*** CHAIN FREE * THREE DOUBLE BEDROOMS - TWO WITH EN-SUITE BATHROOMS * BALCONY WITH HARBOUR VIEWS * KITCHEN/DINER * LIVING ROOM * REAR GARDEN HAVING A WESTERLY ASPECT * DRIVEWAY PARKING * DOUBLE GLAZED WINDOWS * GAS FIRED CENTRAL HEATING ***



The accommodation

Comprises:

Front door opening to:

Hall

Radiator.

Bedroom 2

10'10" x 10'2 max into recess (3.30m' x 3.10m max into recess)

Door providing access to rear garden, double glazed windows, radiator, built-in wardrobe.

En-Suite Shower Room

Shower cubicle, wash hand basin with mixer tap and set into cabinet, low level wc, wall cabinets, radiator, light up vanity mirror, part tiled walls, extractor fan.

Stairs rising to:

First Floor Landing

Radiator.

Cloakroom/wc

Low level wc, wash basin set into cabinet, radiator, extractor fan.

Living Room

12'9 x 11'2 (3.89m x 3.40m)

Doors open to balcony, spot lighting, radiator, double glazed windows, wood effect flooring.

Balcony

With views over the harbour.

Kitchen/Diner

13'5 x 12'10 (4.09m x 3.91m)

Range of base and wall cupboards - one housing the boiler, worktop with inset stainless steel double bowl sink unit with mixer tap, eye level Zanussi oven and grill, built-in four ring gas hob with extractor above, plumbing for dishwasher, integrated washing machine, space for fridge freezer, Radiator, double glazed windows to front.

Stairs rising to:

Second Floor Landing

Radiator, storage cupboard, cupboard housing water tank.

Bedroom 3

13'2 x 7'2 (4.01m x 2.18m)

Radiator, double glazed windows, built-in wardrobe.

Bedroom 1

11'10 x 10'10 (3.61m x 3.30m)

Two built-in wardrobes, double glazed windows with views over the harbour, radiator.

En-Suite Shower Room

Shower cubicle, low level wc, part tiled walls, spot lighting, radiator, mirrored wall cabinet, wash basin with mixer tap and set into cabinet.

Family Bathroom

Bath with mixer tap, mirrored wall cabinet, light up mirror over wash hand basin with mixer tap set into cabinet, low level wc, double glazed window, part tiled walls, bath with mixer tap, radiator, extractor fan, spot lighting.

Outside

Rear Courtyard Garden

Courtyard style garden having mature borders, patio and seating area.

Driveway Parking

For one vehicle, bike store behind electric up and over door.

N.B

Annual harbour charge £100

Annual sea defences charge £200

COUNCIL TAX BAND:

Council Tax Band - 'E' Eastbourne Borough Council - currently £2,953.44 until March 2025.

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.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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		
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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