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Taylor Engley









20 Samoa Way, Sovereign Harbour, Eastbourne, BN23 5BA
Offers In Excess Of £350,000 Freehold

Taylor Engley are pleased to bring to the market this EXTREMELY WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE, located in the popular North Harbour. The property has undergone numerous improvements over the last few years to include a replacement kitchen with integral appliances, replacement shower rooms, new conservatory roof and an electric garage door. EPC = C



The property is conveniently located being within walking distance of local shops, bars and restaurants within the Sovereign Retail Park. Eastbourne's town centre with its comprehensive shopping facilities, mainline railway station, theatres and seafront is approximately three and a half miles distant.

*** ENTRANCE HALL * CLOAKROOM/WC * LOUNGE * DINING ROOM * KITCHEN * CONSERVATORY * MASTER BEDROOM WITH EN-SUITE SHOWER ROOM * TWO FURTHER BEDROOMS * SHOWER ROOM * GARDEN * DRIVEWAY * GARAGE ***





FRONT DOOR TO:

ENTRANCE HALL
Radiator.

CLOAKROOM/WC
Suite comprising low level wc, washbasin with cupboards below, heated towel rail, double glazed window to front.

LOUNGE
14"6" x 12'6" max (4.27m'1.83m x 3.81m max)
Double glazed window with outlook to front, two radiators, glazed double doors to:

DINING ROOM
10'7" x 8'1" (3.23m x 2.46m)
Understairs storage cupboard, radiator, French doors to the conservatory.

KITCHEN
11'3" x 7'2" (3.43m x 2.18m)
Fitted with modern grey fronted cupboards and drawers, built-in oven and ceramic hob with extractor hood over, worksurfaces, sink unit, integral fridge, freezer, slimline dishwasher and washing machine. Double glazed window to rear, door to:

CONSERVATORY
12'11" x 9'9" (3.94m x 2.97m)
Double glazed windows overlooking the garden, French doors to garden with fitted sliding fly screen and underfloor heating. We have been advised the whole conservatory roof was replaced in July 2026 with the installation of white comfiboard insulated panels into new steel framework, the entire reoof carries a 10 year guarantee from July 2026 .

From the entrance hall, stairs rise to the first floor landing with hatch to loft space (with fitted ladder and light and being part boarded. The boiler is also located in the loft space). Double glazed window to side and airing cupboard.

BEDROOM ONE
10'3" x 10'2" to wardrobe fronts (3.12m x 3.10m to wardrobe fronts)
Double glazed window with outlook to rear, radiator, large built-in wardrobe cupboard.

EN-SUITE SHOWER ROOM
Suite comprising washbasin with cupboards below, wc, shower, extractor fan.

BEDROOM TWO
10'2" x 7'9" plus door recess (3.10m x 2.36m plus door recess)
Double glazed window to front, radiator.

BEDROOM THREE
7'8" x 6'10" (2.34m x 2.08m)
Radiator, double glazed window to front, built-in wardrobe cupboard.

SHOWER ROOM
Suite comprising, low level WC, large walk-in shower, washbasin with cupboards below, double glazed window to rear, heated towel rail, extractor fan.

DRIVEWAY
Driveway parking for three cars, leading to the garage.

GARAGE
16'7" x 9'5" (5.05m x 2.87m)
Electric roller door to front, power and light.

GARDEN
Low maintenance gargens to front and rear, the front being laid to Astroturf, the rear being decked, with additional seating area to the rear of the garage. Gate to driveway, outside tap.

PLEASE NOTE:
We have been advised the harbour charges for the current year are £401.32.

(All details concerning the outgoings are subject to verification)

BROADBAND AND MOBILE PHONE CHECKER:
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

COUNCIL TAX BAND:
Council Tax Band D.

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.







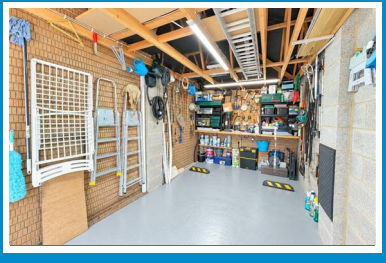






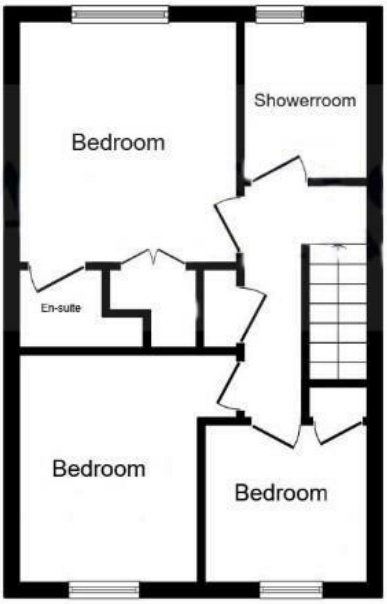






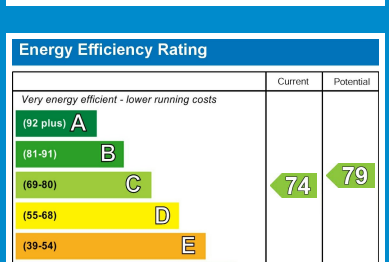


Ground Floor



First Floor





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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