

Valuers, Land & Estate Agents

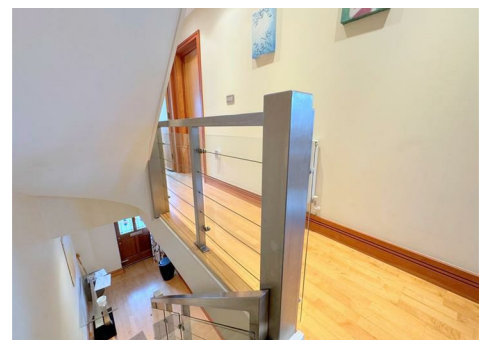
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28 Silver Strand West, North Harbour, Eastbourne, East Sussex, BN23 5NP

Chain Free £485,000 Freehold

An excellent opportunity to purchase this well presented **THREE BEDROOMED TOWN HOUSE**, situated in the prestigious Silver Wharf private gated development of Sovereign Harbour North, renowned for the quality of build, this modern property enjoys three double bedrooms - all with en-suite facilities as well as an additional cloakroom. A particular feature of the property is the open plan reception room incorporating living room, dining room and kitchen located on the first floor. Outside landscaped gardens can be found to the rear with an integral garage and off road parking to front of the property. An internal viewing is highly recommended to fully appreciate the quality of property on offer. EPC = C



Silver Wharf is a private gated development located on the north side of Eastbourne's Sovereign Harbour, ideally situated for access to the bars, restaurants and bespoke shops in the Harbour Village as well as the Sovereign Retail Park with further shopping facilities. Eastbourne's town centre with its comprehensive shopping facilities and mainline railway station is situated approximately four and a half miles distant.

*** PRESTIGIOUS SILVER WHARF DEVELOPMENT * PRIVATE GATED DEVELOPMENT * THREE STOREY TOWNHOUSE * THREE BEDROOMS WITH THREE EN-SUITES * LUXURY FITTED KITCHEN * OPEN PLAN RECEPTION ROOM * CLOAKROOM/WC * LANDSCAPED GARDENS * GARAGE WITH OFF ROAD PARKING * SECLUDED GADENS TO REAR * UPVC DOUBLE GLAZED * GAS FIRED CENTRAL HEATING * VACANT POSSESSION OFFERED ***



The accommodation

Comprises:

Front door opening to:

Entrance Hall

Solid wood flooring, radiator, understairs storage cupboard, central heating thermostat, personal door to garage.

Bedroom 3/Family Room

16'2 x 10'1 (4.93m x 3.07m)

Television point, telephone point, radiator, upvc windows, patio doors opening to rear garden. Door opening to:

En-Suite Shower Room

White suite comprising fully tiled shower cubicle, low level wc, wall mounted wash hand basin with monobloc mixer, heated towel rail, shaver point, tiled walls with complimentary floor tiling.

Stairs rising room entrance hall to:

First Floor Landing

Cloakroom/Wc

Low level wc, wall mounted wash hand basin, heated towel rail, window to front.

Open Plan Reception Room

30'7 x 16'2 max (9.32m x 4.93m max)

Overall measurement.

Sitting Room Area

16'2 x 11'7 (4.93m x 3.53m)

Georgian bar windows to rear, television aerial point, telephone point, two radiators. Open plan to dining area.

Dining Area

10'10 x 9'7 (3.30m x 2.92m)

Radiator, solid wood flooring. Open plan to kitchen.

Luxury Kitchen

9'6 x 8'4 (2.90m x 2.54m)

Comprehensive range of modern eye and base level units with complimentary Granite worktop surfaces, stainless steel sink unit with mixer tap, integrated appliances including double oven, gas hob with chimney extractor above, integrated fridge and freezer, dishwasher, concealed wall mounted Potterton gas boiler for the provision of gas fired central heating and domestic hot water, window to front.

Stairs rising from first floor landing to:

Second Floor Landing

Master Bedroom Suite

14' x 11'10 (4.27m x 3.61m)

Built-in double wardrobe, telephone point, radiator, television point, upvc windows to front. Door to:

En-Suite Shower Room

9'4 x 5'10 max (2.84m x 1.78m max)

White suite comprising fully tiled shower cubicle with thermostatic shower unit over, wall mounted wash hand basin with monobloc mixers, low level wc, fully tiled walls with complimentary floor tiling, heated towel rail, extractor fan.

Bedroom 2

11' x 9'5 (3.35m x 2.87m)

Upvc Georgian bar windows to rear, radiator, built-in wardrobe, television point. Door to:

En-Suite Bathroom

White suite comprising panelled bath with mixer tap and shower attachment over, wash hand basin, low level wc, tiled walls with complimentary floor tiling, extractor fan, heated towel rail, window to rear.

Integral Garage

16'2 x 9'10 (4.93m x 3.00m)

Electric up and over door, power and light, plumbing for washing machine, door to entrance hall, water tap.

Off Road Parking

To front.

Landscaped Gardens

To rear enjoying a southerly aspect being brick paved to immediate rear with raised brick area with water feature, selection of mature trees, shrubs and plants.

N.B

The vendor informs us of the following:

The current estate charge for Silver Wharf is £513.85 until 28 September 2025

The Sovereign Harbour Charge is currently £102.95 and a sea defence charge of £248.97 per annum

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

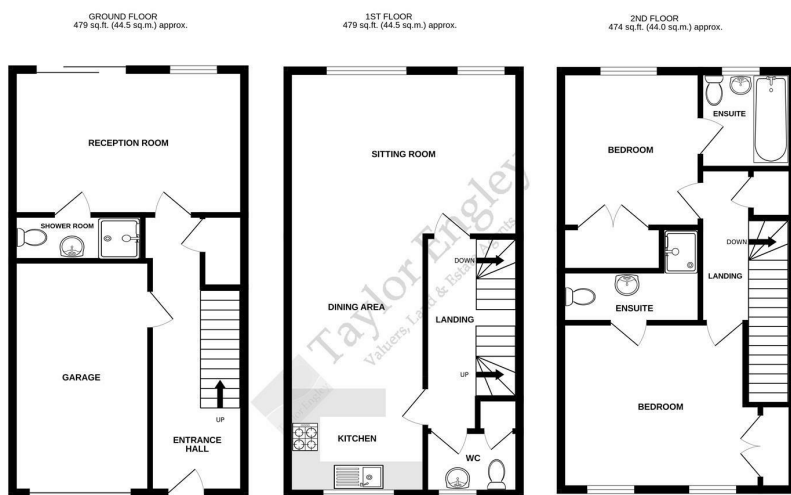
FOR CLARIFICATION:

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.

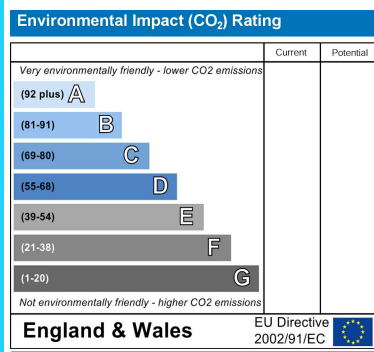
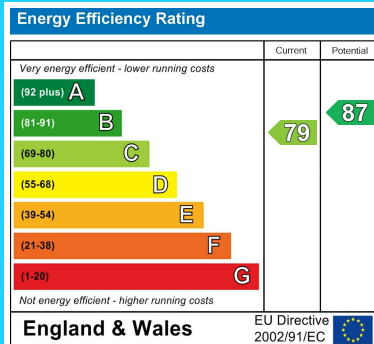
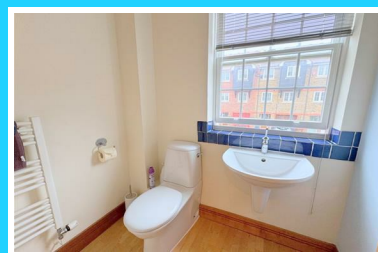
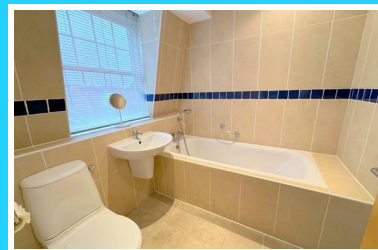
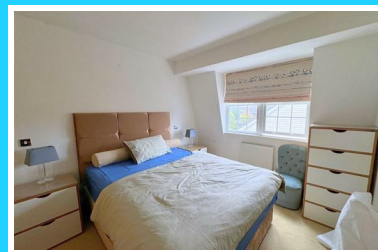




TOTAL FLOOR AREA: 1433 sq.ft. (133.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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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