

Valuers, Land & Estate Agents

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29 The Portlands, South Harbour, Eastbourne, East Sussex, BN23 5RD

Guide Price £365,000 Freehold

An excellent opportunity arises to acquire this THREE BEDROOMED DETACHED HOME, located in the popular Sovereign Harbour South area. The property is offered with the benefit of gas fired central heating and double glazed windows and has features that include a fitted kitchen with integrated oven and hob, spacious living room, conservatory, integral garage and driveway parking. The property is offered to the market Chain Free. EPC=C.



The property is situated within the popular Sovereign Harbour South area being within walking distance of Sovereign Harbour and coastline. Bus services serve the local area and local shops are available in Beatty Road and at the Crumbles Retail Park.

*** DETACHED HOME IN POPULAR SOVEREIGN HARBOUR SOUTH LOCATION * SPACIOUS LIVING ROOM * CONSERVATORY * FITTED KITCHEN * THREE BEDROOMS * BATHROOM * CLOAKROOM * INTEGRAL GARAGE * DRIVEWAY PARKING * CORNER PLOT GARDENS * GAS FIRED CENTRAL HEATING * DOUBLE GLAZED WINDOWS * CHAIN FREE ***



The accommodation

Comprises:

Front door opening to:

Entrance Vestibule

Inner door to:

Hall

Radiator, personal door to garage.

Cloakroom

Low level wc, wall mounted wash hand basin with tiled splashback, radiator, window to side.

Living Room

18'10 max x 12'7 max (5.74m max x 3.84m max)

(12'7 max reducing to 8'2 to staircase).

Mock fireplace surround, two radiators, central heating thermostat, window to rear, patio to rear opening to conservatory.

Conservatory

9'3 max x 8'6 max (2.82m max x 2.59m max)

Having power and door to rear garden.

Kitchen

11' max into bay x 7'2 max (3.35m max into bay x 2.18m max)

(Maximum measurements including depth of fitted units).

Comprises single drainer one and a half bowl stainless steel sink unit with mixer tap, work surface with base units below, wall mounted cupboards, space and plumbing for washing machine, electric under counter oven, four burner gas hob, extractor fan, central heating programmer, outlook to front.

Stairs rising from hall to:

First Floor Landing

Airing cupboard housing cylinder, loft hatch to roof space (roof space not inspected).

Bedroom 1

10' x 11'4 (3.05m x 3.45m)

Built-in wardrobe cupboards with mirror fronted doors, radiator, outlook to front and window to side.

Bedroom 2

10' x 8'8 (3.05m x 2.64m)

Built-in wardrobe cupboard, radiator, outlook to rear.

Bedroom 3

8'7 x 8'3 (2.62m x 2.51m)

Radiator, outlook to front.

Bathroom

Bath with mixer tap and Triton shower unit over, shower curtain, pedestal wash hand basin, low level wc, heated towel rail, window to rear.

Integral Garage

16' max x 8'1 max (4.88m max x 2.46m max)

(16' max into recess reducing to 12'7)

Maximum measurements including depth of internal fixtures, fittings and structures.

Built-in shelf, Glow Worm gas fired boiler, light and power, up and over door to front, personal door opening to hall.

Outside

Front Garden

Corner plot garden laid to lawn and having driveway parking space.

Rear Garden

Having patio area, lawn, timber shed, gate to side under covered area linked to next door.

N.B

Sovereign Harbour Invoice for Estate Rent Charge

01.01.2025 - 31.12.2025 is £283.39.

COUNCIL TAX BAND:

Council Tax Band - 'D' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:

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

www.checker.ofcom.org.uk

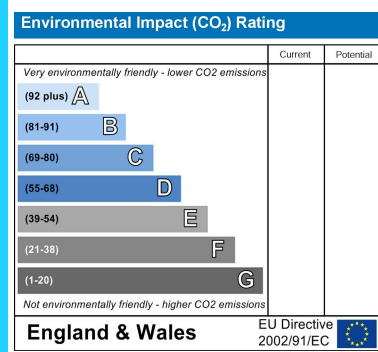
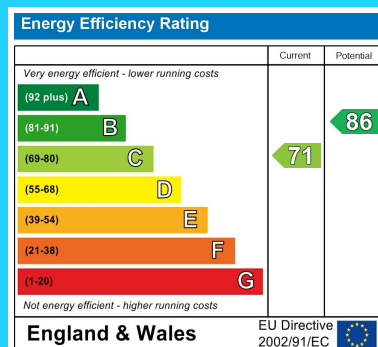
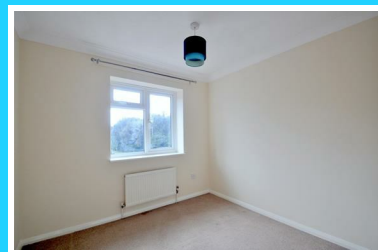
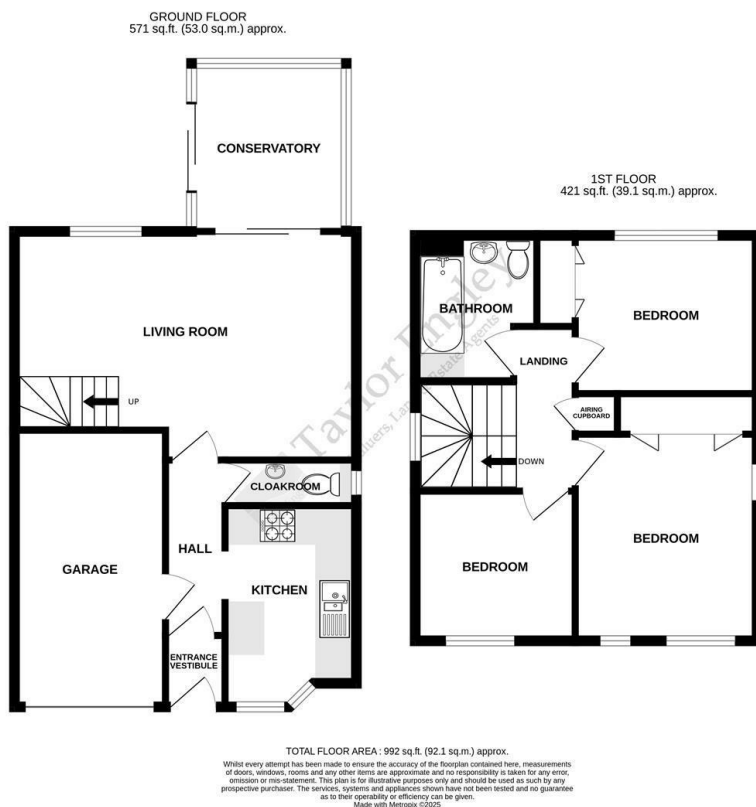
FOR CLARIFICATION:

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 ENGLE.





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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