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Taylor Engley



15 Brisbane Quay, Sovereign Harbour, Eastbourne, East Sussex, BN23 5PD
Price £460,000 Freehold

PRICED TO SELL!!! FOUR BEDROOMED TOWNHOUSE located in the Sovereign Harbour area of Eastbourne. This charming townhouse offers a delightful blend of comfort and modern living, this property is perfect for families or those seeking extra space for guests, home office or multi generational living. One of the standout features of this home is its stunning views of the harbour, which can be enjoyed from the inviting balcony. The townhouse also boasts convenient parking for two cars. This property is not just a house; it is a lifestyle choice, offering the perfect balance of tranquillity and accessibility. With the beautiful Sovereign Harbour area at your doorstep, you will have access to a variety of local amenities, including shops, restaurants, and recreational activities.



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 * KITCHEN/BREAKFAST ROOM * LIVING/DINING ROOM * FOUR BEDROOMS * EN SUITE SHOWER ROOM * FAMILY BATHROOM * GROUND FLOOR WALK IN/WHEEL IN SHOWER ROOM/WC * WHEELCHAIR ACCESS TO THE GROUND FLOOR *BALCONY WITH HARBOUR VIEWS * LOW MAINTENANCE REAR GARDEN * OFF ROAD PARKING * CHAIN FREE ***



The accommodation

Comprises:

Porch

Front door opening to hallway

Reception Room Two

11'0" x 7'8" (3.36 x 2.35)

(Converted from garage)

Double door to front of house, radiator, sliding door to hallway, cupboard, LVF flooring.

Ground Floor Cloakroom

1.77 x 0.92

Window to front, WC, basin, radiator, LVF flooring.

Storage Cupboard

7'4" x 2'1" (2.25 x 0.66)

Floor to ceiling shelving.

Utility Room

11'10" x 6'5" (3.62 x 1.98)

Large wardrobe, radiator, door to rear with wide low threshold, door to the rear garden, LVF flooring sink and drainer, tiled splashback, space for washing machine and tumble dryer.

Ground Floor Bedroom 2

11'1" x 8'7" (3.4 x 2.63)

Patio sliding door to the rear garden, radiator. LVF flooring, sliding door to

Ground Floor Wet Room

8'11" x 5'8" (2.73 x 1.75)

Aqua boarding throughout, non-slip flooring, walk in shower, WC, basin, extra large electric towel radiator.

Stairs rising to:

First Floor Landing

Living/Dining Room

21'1" x 15'7" (6.45 x 4.76)

Windows to rear, single door to Juliet balcony, carpet, radiators, gas fireplace (disconnected) open plan to the kitchen.

Kitchen

15'5" x 10'1" (4.72 x 3.09)

Window to front, vinyl flooring, white eye and base level gloss units, electric oven, induction hob, breakfast bar, radiator. Single door leading to:

Balcony

Composite decking with glass balustrade with views to the harbour and South Downs

Stairs rising to:



Bathroom

6'8" x 5'7" (2.04 x 1.71)

Bath with shower over, WC, sink, radiator.

Cupboard on Landing

3'5" x 3'0" (1.06 x 0.93)

Airing Cupboard

2'7" x 0'8" (0.80 x 0.21)

Flooring to ceiling shelving

Bedroom One

11'11" x 10'9" (3.64 x 3.29)

Window to front with views of downs and the harbour, double wardrobes, door to

En-Suite

8'7" x 3'3" (2.63 x 1.01)

Shower, WC, basin, vinyl flooring.

Bedroom Three

10'1" x 7'1" (3.09 x 2.17)

Window to rear, radiator.

Bedroom Four

9'10" x 16'0" x 7'1" (3'49 x 2.16)

Window to rear, radiator, fitted wardrobe

COUNCIL TAX BAND:

Council Tax Band - 'E' Eastbourne Borough Council.

ENERGY EFFICIENCY RATING

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.

FOR CLARIFICATION

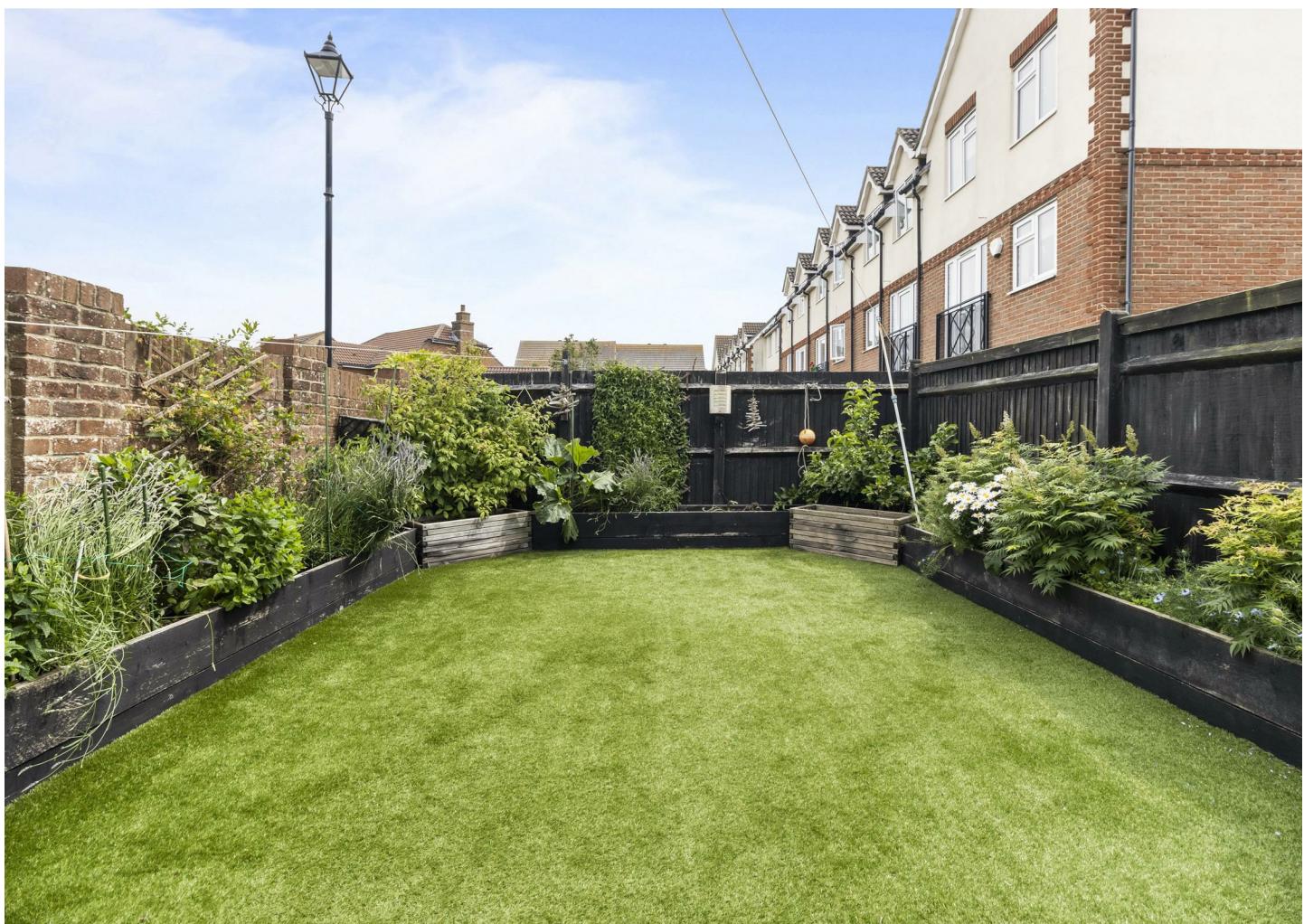
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

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.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.









| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 80 |
| (69-80) C | | |
| (55-68) D | | 64 |
| (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.

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