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Taylor Engley



4 Sovereign Close, Eastbourne, BN23 6FE

Price Guide £399,950 Freehold

Taylor Engley are pleased to bring to the market this deceptively spacious three/four bedroom town house, enjoying an impressive open plan kitchen/dining room with integral appliances, large bedrooms, two bathrooms a car port and an attractive landscaped rear garden with garden room. Benefits include gas fired central heating (the boiler was replaced in August 2025) and sealed unit double glazing. EPC = C



The property is conveniently located within very close proximity to shops and amenities at The Crumbles Retail Park with easy access to Eastbourne's Marina development and Harbour Village whilst Eastbourne's town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately four miles distant.

*** ENTRANCE HALL * CLOAKROOM/WC * STUDY/BEDROOM FOUR * SPACIOUS KITCHEN/DINER * UTILITY ROOM * LOUNGE * MASTER BEDROOM WITH EN-SUITE SHOWER ROOM * TWO FURTHER DOUBLE BEDROOMS * FAMILY BATHROOM * GARDEN * GARDEN ROOM * CAR PORT ***



ENTRANCE HALL

Radiator, built-in storage cupboard, understairs storage cupboard.

CLOAKROOM/WC

White suite comprising low level WC, washbasin, radiator, double glazed window to front.

STUDY/BEDROOM FOUR

11'4" x 8'8" (3.45m x 2.64m)

Double glazed window with outlook to front, radiator.

KITCHEN/DINING ROOM

15'9" x 13'11" (4.80m x 4.24m)

The kitchen is fitted with a range of white gloss cupboards and drawers, integral fridge freezer and dishwasher, Stoves range style cooker with five ring gas hob with extractor hood over, worksurfaces, one and a half bowl sink unit, cupboard housing Alpa gas boiler (installed in August 2025), radiator, double glazed window overlooking the garden, French doors to garden.

UTILITY ROOM

8'8" x 5'4" (2.64m x 1.63m)

Fitted with a range of white gloss cupboards and drawers, space and plumbing for washing machine and tumble dryer, radiator, double glazed window to side, worksurfaces, sink unit.

From the entrance hall, stairs rise to the first floor landing, radiator.

LOUNGE

15'8" x 12'11" max (4.78m x 3.94m max)

Two double glazed windows with outlook to front, two radiators.

BEDROOM ONE

15'8" x 10'10" (4.78m x 3.30m)

Two double glazed windows with outlook to rear, two radiators.

EN-SUITE SHOWER ROOM

7'10" x 6' (2.39m x 1.83m)

Jack and Jill shower room, with access from the landing or main bedroom. Suite comprising large shower, low level WC, washbasin, double glazed window to side, shaver point, heated towel rail.

From the first floor landing, stairs rise to the second floor landing with airing cupboard and hatch to loft space.

BEDROOM TWO

15'9" x 12'1" (4.80m x 3.68m)

Double glazed window with outlook to front, radiator.

BEDROOM THREE

15'9" x 10'11" (4.80m x 3.33m)

Double glazed window with outlook to rear, radiator.

FAMILY BATHROOM

7'11" x 6'11" max (2.41m x 2.11m max)

Suite comprising low level wc, washbasin, bath with mixer tap and shower attachment, heated towel rail, double glazed window to side, shaver point.

GARDEN

Attractive landscaped garden, with well stocked boards with mature olive trees and shrubs, patio area, gazebo, tap, gate to side access. Garden room with power and light.

CAR PORT

Located close by.

PLEASE NOTE:

We have been advised that the annual estate charge is £150. (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 ENGLEBY.









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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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