

Valuers, Land & Estate Agents

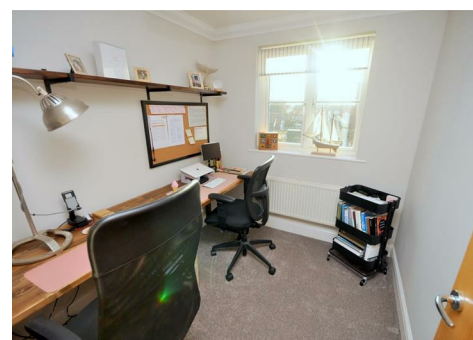
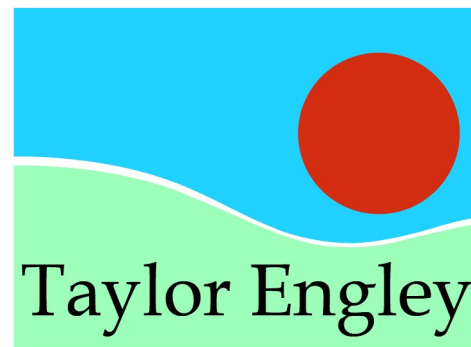
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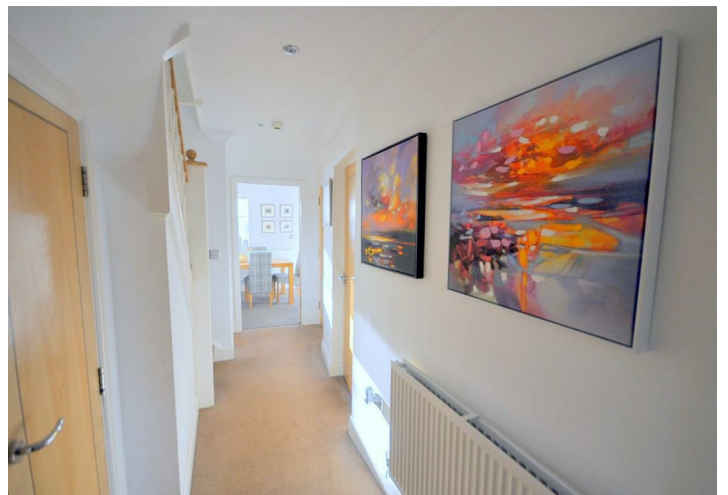
Guide Price £479,950 Freehold

An excellent opportunity has arisen to acquire this well presented and **DECEPTIVELY SPACIOUS FOUR/FIVE BEDROOMED TOWNHOUSE** IN THE GATED COLUMBUS POINT at the favoured Sovereign Harbour South area. The property is considered to be in immaculate decorative order and has the benefit of gas fired central heating and upvc double glazing. The accommodation is arranged over four floors and has features that include a living room with separate dining area, re-fitted luxury/breakfast room, master bedroom with sun balcony and en-suite bathroom and dressing area, family room/optional bedroom 5, gardens with south westerly aspect, an on-site integral garage and off road parking for two vehicles.



Local shops are available in nearby Beatty Road with further shops and amenities are available at the Crumbles Retail Park and Marina complex. Leisure facilities include a swimming pool at the Sovereign Centre while Eastbourne's town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately three and a half miles distant.

*** ENTRANCE HALL * FAMILY ROOM/OPTIONAL BEDROOM 5 * GROUND FLOOR SHOWER ROOM/WC * FIRST FLOOR CLOAKROOM * LIVING ROOM * RE-FITTED KITCHEN/BREAKFAST ROOM * THREE SECOND FLOOR BEDROOMS * FAMILY BATHROOM/WC * THIRD FLOOR MASTER BEDROOM WITH EN-SUITE BATHROOM & DRESSING AREA * SUN BALCONY * GARDENS * GARAGE * OFF ROAD PARKING FOR TWO VEHICLES ***



The accommodation

Comprises:

Double glazed front door opening to:

Entrance Hall

Part tiled flooring, storage cupboard, further storage cupboard.

Shower Room/Wc

White suite comprising fully tiled shower cubicle with thermostatic shower unit over, low level wc, hand wash basin, heated towel rail, tiled flooring. Personal door to garage.

Garden Room/Study/Optional Bedroom

14'8 x 8'5 (4.47m x 2.57m)

Upvc double glazed windows to rear and French doors providing access to rear garden.

Stairs rising to:

First Floor Landing

Lounge/Dining Room

16'10 x 14'10 (5.13m x 4.52m)

(14'10 narrowing to 7'1)

Upvc double glazed windows to rear with adjacent French doors opening to Juliette balcony overlooking rear garden and water feature, coved ceiling, two radiators.

Cloakroom/wc

Low level wc, hand wash basin, radiator, ceiling extractor fan.

Kitchen/Breakfast Room

14'9 x 9'2 (4.50m x 2.79m)

Recently re-fitted with luxury range of matching eye and base level units with Quartz worktop surfaces, inset single drainer sink unit with mixer tap, integrated fridge freezer and dishwasher, eye level double oven with grill, microwave, five burner induction hob with extractor above, upvc windows to front, breakfast area.

Stairs rising from first floor landing rising to:

Second Floor Landing

Bedroom 2

14'9 x 9'8 (4.50m x 2.95m)

With upvc windows to front, coved ceiling, radiator.

Bedroom 3

11'3 x 7'4 (3.43m x 2.24m)

Upvc windows to to rear, coved ceiling, radiator.

Bedroom 4

11'3 x 7' (3.43m x 2.13m)

Upvc windows to rear, coved ceiling.

Bathroom/wc

17' x 6'3 (5.18m x 1.91m)

Modern white suite comprising panelled bath with mixer tap with shower attachment over, low level wc, hand wash basin in vanity unit with mixer tap, ladder style heated towel rail, part tiled walls, ceiling extractor fan, grey laminate flooring.

Stairs from second floor landing rising to:

Third Floor Landing

Bedroom 5

9'4 x 8'5 (2.84m x 2.57m)

Upvc window to front, radiator.

Master Bedroom Suite

14'9 x 10'7 + door recess (4.50m x 3.23m + door recess)

Upvc double glazed windows and French doors opening to balcony, archway to dressing area.

Balcony

Having far reaching views towards the South Downs, external lighting.

Dressing Area

With built-in wardrobes.

En-Suite Shower Room

8'8 x 6' (2.64m x 1.83m)

Upvc obscure windows to front and large fully tiled shower cubicle with power shower and rainforest shower head over, glazed screen, low level wc, double wash hand basin in vanity unit with mixer tap, part tiled walls, ceiling extractor fan, grey laminate flooring.

Outside

Rear Garden

Having a South Westerly aspect with decking area leading to a pea shingled area, rear access to water feature, raised borders, outside tap.

Garage

17'10" x 8'2" (5.45 x 2.5)

Having up and over door power and light, personal access door to entrance hall. Space and plumbing for washing machine and tumble dryer

Two Parking Spaces

To the front.

COUNCIL TAX BAND:

Council Tax Band - 'E' Eastbourne Borough Council - currently £2,820.59 until March 2024.

BROADBAND AND MOBILE PHONE CHECKER:

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

www.checker.ofcom.org.uk

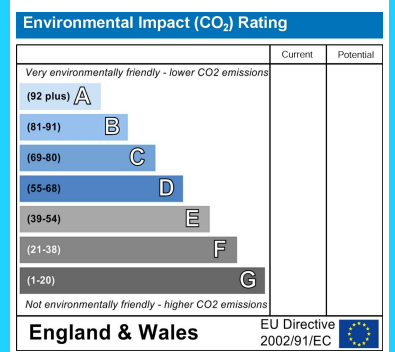
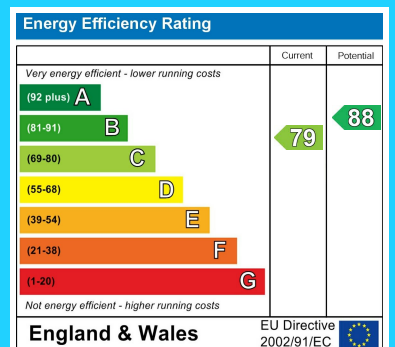
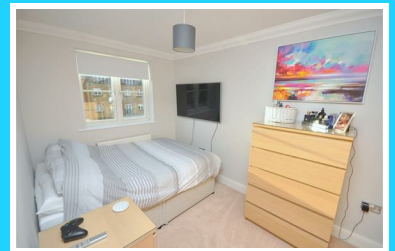
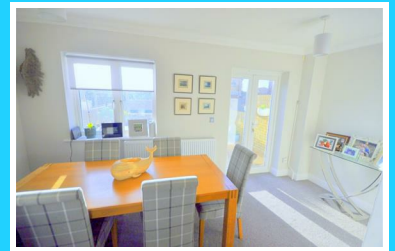
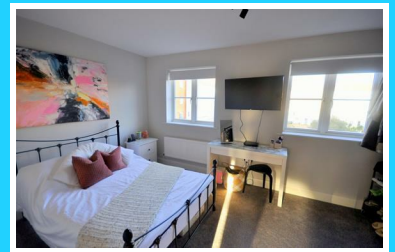
FOR CLARIFICATION:

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 ENGLEBY.





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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