



**HOME + CASTLE**  
ESTATE AGENTS

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**new**  
instruction



## St. Kitts Drive, Eastbourne, BN23 5TL

Freehold | House - Semi-Detached | 3 Bedrooms

Home + Castle are delighted to offer this 3 DOUBLE BEDROOM, SEMI-DETACHED TOWN HOUSE WITH 2 EN-SUITE BATHROOMS. Situated in the sought after area of Sovereign Harbour, The property is close to many local schools and amenities with the Seafront and The Crumbles shopping centre being very close by. This property also benefits from spacious living room and kitchen with a south facing garden. Other features include; double glazing, gas central heating and an allocated parking space. CHAIN FREE!!!! A viewing is highly recommended to appreciate this wonderful family home.

DISCLAIMER: SOME OF THE ABOVE PICTURES HAVE BEEN DIGITALLY CLEARED FOR ILLUSTRATIVE PURPOSES.

**FOR SALE**  
**FREEHOLD**  
**£385,000**

### **Approach**

Paved pathway to front door. with shrub borders.

### **Entrance Hall**

Carpet, pendant light fitting, smoke alarm, Honeywell thermostat, storage cupboard with shelving, radiator, power points, and coved ceiling.

### **Living room 14'7" x 18'2" (4.45m x 5.54m)**

Double glazed bay windows and French doors to rear garden. Radiators, carpet, light fitting, power points, TV point, coved ceiling.

### **Kitchen 7'6" x 11'4" (2.29m x 3.45m)**

A range of base, wall and drawer units with fitted work surfaces. Integrated fridge freezer. Fitted electric oven and gas hob with cooker hood above. Plumbing and space for washing machine, wall mounted Boiler within cupboard. Double glazed windows to front aspect, radiator, spotlights, wood effect vinyl flooring and coved ceiling.

### **Downstairs cloak room 2'9" x 4'11" (0.84m x 1.50m)**

Wood effect vinyl flooring, WC, pedestal sink, pendant light fitting, opaque double glazed window, radiator.

### **Bedroom 3 14'7" x 8'10" (4.45m x 2.69m)**

Double glazed windows to the rear aspect, pendant light fitting, carpet, radiator and power points.

### **Family Bathroom 7'10" x 6'4" (2.39m x 1.93m)**

White suite comprising panelled bath with mixer taps and shower attachment. Pedestal sink, radiator, WC, and wood effect vinyl flooring.

### **Bedroom 2 with Ensuite 14'7" x 8'7" (4.45m x 2.62m)**

Double glazed windows to the front aspect, radiator, power points, and pendant light fitting.

### **En-suite to Bedroom 2 7'10" x 4'10" (2.39m x 1.47m)**

White suite with shower cubicle with fitted attachments., pedestal sink, WC, pendant light and extractor fan.

### **Bedroom 1 En-suite 14'8" x 14'9" (4.47m x 4.50m)**

Two double glazed windows to front aspect, two pendant light fittings, TV point, radiators, power points and access to loft which is insulated.

### **Dressing area Bedroom 1 6'0" x 9'9" (1.83m x 2.97m)**

Velux double glazed window, built in wardrobes, airing cupboard housing the hot water tank, pendant light fitting, radiator and power points.

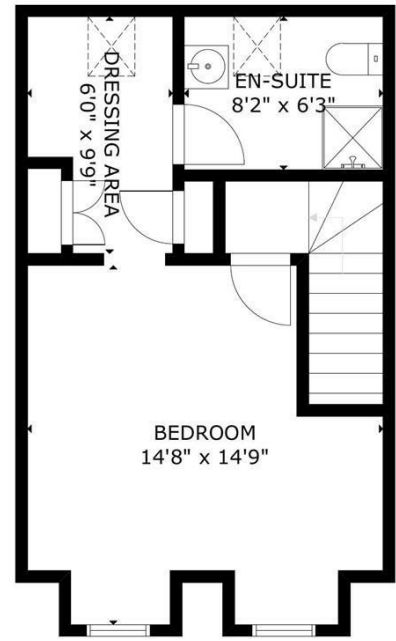
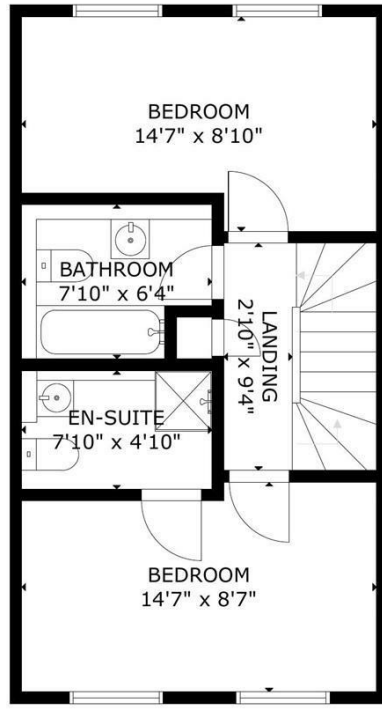
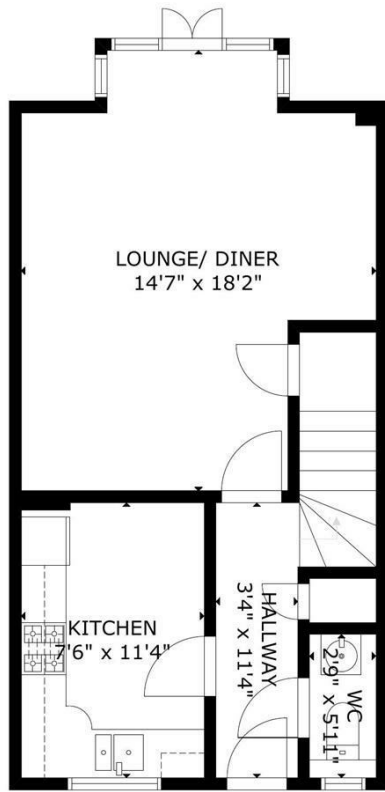
### **En Suite bed 1 8'2" x 6'3" (2.49m x 1.91m)**

Velux double glazed window, shower cubicle with shower attachments, WC, pedestal sink, extractor fan, pendant light fitting, radiator, power points.

### **Rear Garden**

South facing Garden with, patio area, mostly laid to lawn with a range of shrub and plant borders and a garden shed for additional storage.

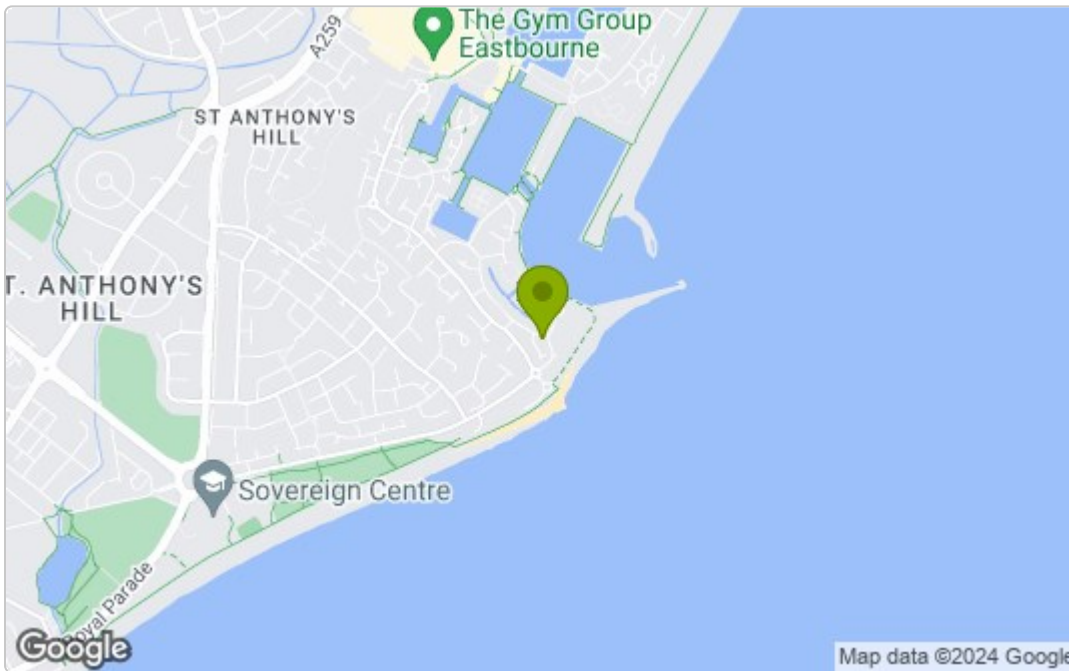
# Floor Plan



GROSS INTERNAL AREA  
TOTAL: 1,176 sq.ft  
FLOOR 1: 418 sq.ft, FLOOR 2: 406 sq.ft, FLOOR 3: 352 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		67	
(55-68) D			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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