

HUNT FRAME

ESTATE AGENTS



11 Leeward Quay, Eastbourne, BN23 5UD

£367,500



CHAIN FREE. Hunt Frame are delighted to offer a well presented THREE BEDROOM townhouse, (Bedroom 1 en-suite) in the highly sought after SOVEREIGN HARBOUR. In close proximity to local amenities, The Waterfront, harbour and Crumbles Shopping complex. Situated in a quiet position in LEEWARD QUAY, the property offers versatile accommodation, delightful low maintenance rear garden, lounge with Juliet balcony, garage with off road parking, double glazing and GAS CENTRAL HEATING.



Entrance

Double glazed front door

Hallway

Coved ceiling, radiator, storage cupboard, stairs rising to 1st floor landing, downstairs cloakroom.

Cloakroom

Low-level WC, wash hand basin, tiled splashback, coving to ceiling, double glazed opaque window to front.

Reception room 1/ Dining Room

10'2 x 10 (3.10m x 3.05m)

With laminate wood flooring, radiator, coving to ceiling, double glazed French doors to garden.

Kitchen

9'11 x 9'7 (3.02m x 2.92m)

With a range of wall and floor base units, 1 1/2 bowl sink unit and mixer tap, complimentary work surface, four ring gas hob with extractor hood above an oven beneath, built-in microwave, space and plumbing for washing machine, space for further appliance, fitted fridge freezer, Double Glazed window to front

Garden

Low maintenance garden, laid mainly to patio, with shingled area, fenced borders, door through to garage

Garage

With up and over door, pitched roof with further storage area, parking available in front of garage.

First floor landing

Double glazed window to rear overlooking rear garden, coving to ceiling, radiator, and stairs rising to 2nd floor landing.

Bedroom two

10'1 x 9'3 (3.07m x 2.82m)

Radiator, coving to ceiling, double glazed window to rear overlooking garden.

Lounge

16'10 10'4 (5.13m 3.15m)

With radiator, coving to ceiling, television point, BT point, double glazed French doors to Juliet balcony, double glazed window to front, laminate wood flooring.

Second floor landing

Cupboard housing hot water cylinder

Bedroom one with en-suite

10'2 x 9'7 (3.10m x 2.92m)

Built-in wardrobes, coving to ceiling, double glazed window to front aspect. EN-SUITE featuring walk in shower, tiled splashback, low-level WC, wash hand basin, double glazed opaque window to front.

Bedroom three

10'2 x 8'3 (3.10m x 2.51m)

Radiator, coving to ceiling, double glazed window to rear.

Bathroom

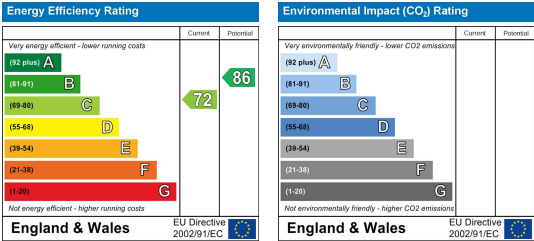
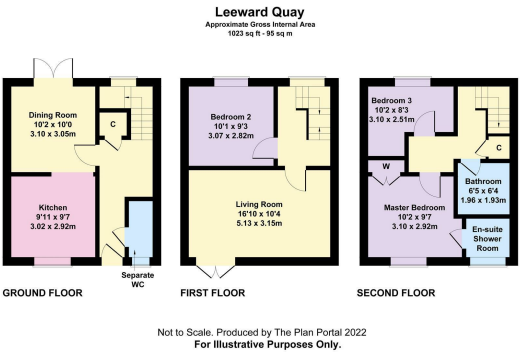
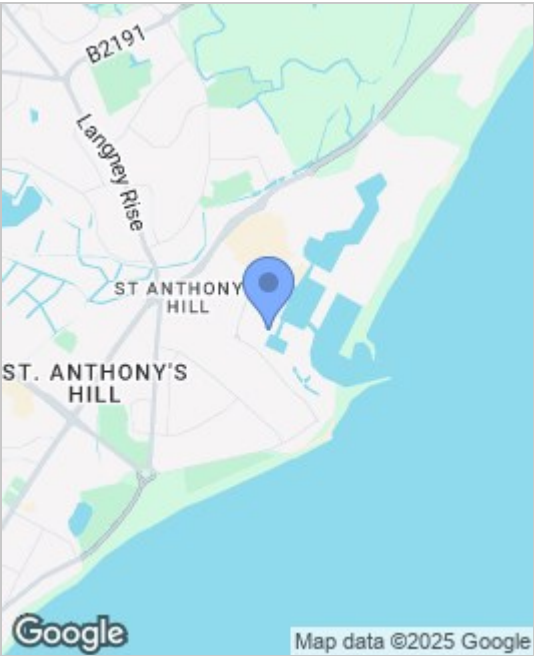
Bath with shower above, white suite, tiled splashback, radiator, low-level WC, wash hand basin, extractor fan.

Harbour Charge

We are advised by the seller that the property is subject to a harbour charge, approximately £300.00 per annum, and communal landscaping managing agents cost is approximately £50 per annum.

Council Tax Band

Band E - Eastbourne Borough Council



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