



# BROOK GAMBLE



**49 Barbuda Quay, Sovereign Harbour South, Eastbourne, BN23 5SX**

**£435,000**

Located in the SOVEREIGN HARBOUR SOUTH area, this EXTREMELY WELL PRESENTED five bedroom townhouse offers VERSATILE ACCOMMODATION, with an OPEN PLAN LOUNGE/KITCHEN occupying the whole of the first floor, MODERN FITTED GLOSS FRONTED KITCHEN with BUILT-IN APPLIANCES and breakfast bar, master bedroom with EN SUITE BATHROOM and DRESSING AREA, and boasting four further good sized bedrooms, BALCONY, double glazing and gas central heating. The property also enjoys an attractive LOW MAINTENANCE REAR GARDEN and ALLOCATED PARKING FOR TWO VEHICLES. Sole Agents.

### Entrance Porch

Double glazed front door to:

### Entrance Hall

Under stairs storage cupboard housing consumer unit. Further storage cupboard with hanging rail. Laminate wood flooring. Stairs rising to first floor landing.

### Bedroom 5 14'9" x 8'1" (4.50m x 2.46m)



Ceiling coving. Laminate wood flooring. Double glazed window to rear aspect. Double glazed doors leading onto rear garden.

### Office 13'2" x 7'7" (4.01m x 2.31m)

Space and plumbing for washing machine. Space for further appliance. Radiator. Ceiling coving. Recessed ceiling spotlights. Laminate wood flooring.

### Bike Store

Previously the ground floor shower room, currently utilized as storage area. Most plumbing remains should any purchaser wish to reinstate the shower room.

Stairs, from entrance hall, to:

### Lounge 21'2" x 14'9" max (6.45m x 4.50m max)



Radiator with thermostatic control valve. Recessed ceiling spotlights. Ceiling coving. Laminate wood flooring. Double glazed window to rear aspect, overlooking rear garden. Double glazed French doors to Juliet balcony.

### Kitchen 14'9" x 9'3" (4.50m x 2.82m)



Fitted with a range of cream gloss fronted wall and base units. One and a half bowl sink unit with mixer tap. Granite worktops. Breakfast bar. Smeg induction hob with extractor hood above and electric oven below. Tiled splashback. Fitted dishwasher. Wall mounted cupboard housing wall mounted gas central heating boiler. Space for large American style fridge freezer. Radiator. Ceiling coving. Recessed ceiling spotlights. Laminate wood flooring. Double glazed window to front aspect. Doors to Juliet balcony.

Stairs, from lounge, rising to:

### Second Floor Landing

Cupboard housing hot water cylinder with shelving above. Ceiling coving. Stairs to:

### Family Bathroom



White suite comprising bath with mixer tap, shower attachment and tiled splashback, low level WC and wash hand basin. Wall light point with shaver point. Extractor fan unit. Heated towel ladder. Ceiling coving. Recessed ceiling spotlights.

### Bedroom 2 14'9" x 11'2" (4.50m x 3.40m)



Built-in double wardrobe. Radiator. Ceiling coving. Two double glazed windows to rear aspect.

### Bedroom 3 14'9" x 9'7" (4.50m x 2.92m)



Radiator. Ceiling coving. Two double glazed windows to front aspect.

### Top Floor Landing

Hatch to loft.

### Master Bedroom with En Suite Bathroom and Dressing 14'9" x 10'5" (4.50m x 3.18m)



Radiator. Ceiling coving. Double glazed French doors leading onto rear balcony. Archway to:

### Dressing Area 7'6" x 4'8" (2.29m x 1.42m)

Built-in double wardrobe. Door to:

### En Suite Bathroom



White suite comprising bath with mixer tap, shower attachment and riser rail, low level WC and wash hand basin. Tiled splashback. Wall light point and shaver point. Extractor fan unit. Heated towel ladder. Double glazed window to front aspect.

### Balcony



Enclosed by brick wall and security railings and providing rooftop views.

### Bedroom 4 9'1" x 8'6" (2.77m x 2.59m)



Range of built-in wardrobes with cupboards above. Ceiling coving. Double glazed window to front aspect.

### Outside



The property enjoys the benefit of a landscaped rear garden which is laid to artificial lawn with decking area and raised flower beds, containing mature shrubs, to borders. Enclosed by timber fencing.

To the front of the property there are two allocated parking spaces.

### Other Information

Council Tax Band E

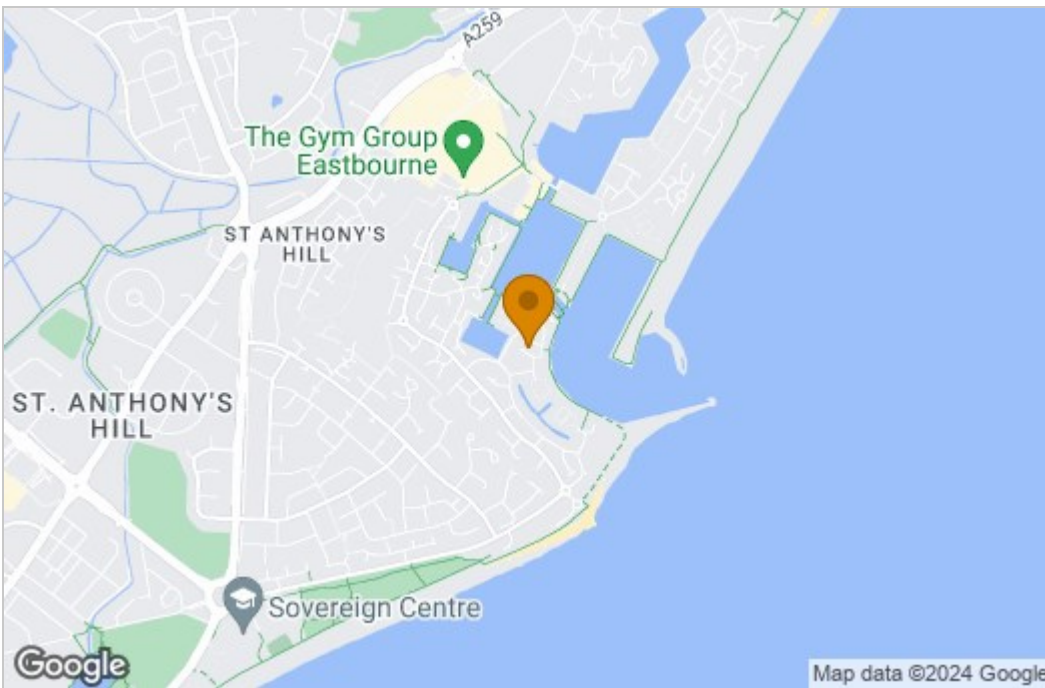
Total floor area 144 square metres

# Floor Plan

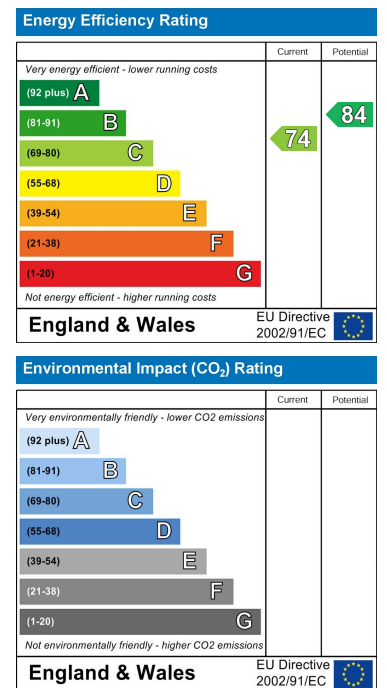


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



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