



# BROOK GAMBLE



**19 Hobart Quay, Eastbourne, BN23 5PB**

**£450,000**

Brook Gamble offer to the market this FOUR BEDROOM THREE STOREY TOWNHOUSE on Eastbourne's Sovereign Harbour development. The accommodation is arranged as a LARGE GROUND FLOOR BEDROOM WITH GARDEN ACCESS, a first floor 21' LOUNGE DINING ROOM and KITCHEN/BREAKFAST ROOM, with three further bedrooms, the MASTER BOASTING EN SUITE FACILITIES, and family bathroom on the second floor. SITUATED YARDS FROM THE WATER, the house is IDEALLY LOCATED FOR ACCESS TO THE WATERFRONT BARS AND RESTAURANTS, THE CRUMBLES RETAIL PARK AND THE SEAFRONT.

Being sold CHAIN FREE, viewing is considered essential. Sole Agents.

Glazed front door to:

### Entrance Hall

Under stairs storage cupboard. Radiator. Dado rail. Wood effect laminate flooring. Door to integral garage.

### Cloakroom

Low level WC. Wash basin. Radiator. Tiled floor. Frosted uPVC double glazed window to front.

### Ground Floor Bedroom 4 15'9" x 11'3" (4.80m x 3.43m)

Radiator. Wood effect laminate flooring. uPVC double glazed window to rear. uPVC double glazed sliding patio doors to rear garden.

Turning staircase, from entrance hall, to:

### First Floor Landing



Wall mounted thermostat. Dado rail.

### Lounge/Dining Room 21'1" max reducing to 11'4" x 15'8" reducing to 8' (6.43m max reducing to 3.45m x 4.78m reducing to 2.)

Fireplace with marble effect hearth and surround and wooden mantle. Three radiators. Dado rail. uPVC double glazed door to Juliet balcony. uPVC double glazed window to rear. Glazed double doors to:

### Kitchen 15'1" x 9'7" (4.60m x 2.92m)



Single drainer one and a half bowl sink unit with mixer tap and cupboard below. Further drawer and base units with work surfaces over and incorporating five ring gas hob with electric oven below and cooker hood above. Wall units. Integrated dishwasher. Space and plumbing for washing machine. Integrated fridge freezer. Radiator. Part tiling to walls. Tiled floor. uPVC double glazed window to front. uPVC double glazed door to Juliet balcony.

Turning staircase, from first floor landing, to:

### Second Floor Landing

Two storage cupboards. Radiator. Hatch to loft. uPVC double glazed window to side.

### Bedroom 1 11'11" x 10'9" (3.63m x 3.28m)



Built-in wardrobe. Radiator. uPVC double glazed window to front. Door to:

### En Suite Shower Room



Tiled shower cubicle with wall mounted shower unit and glazed screen. Low level WC. Wash basin with vanity cupboard below. Extractor fan. Radiator. Part tiling to walls.

### Bedroom 2 13'0" x 8'1" (3.96m x 2.46m)



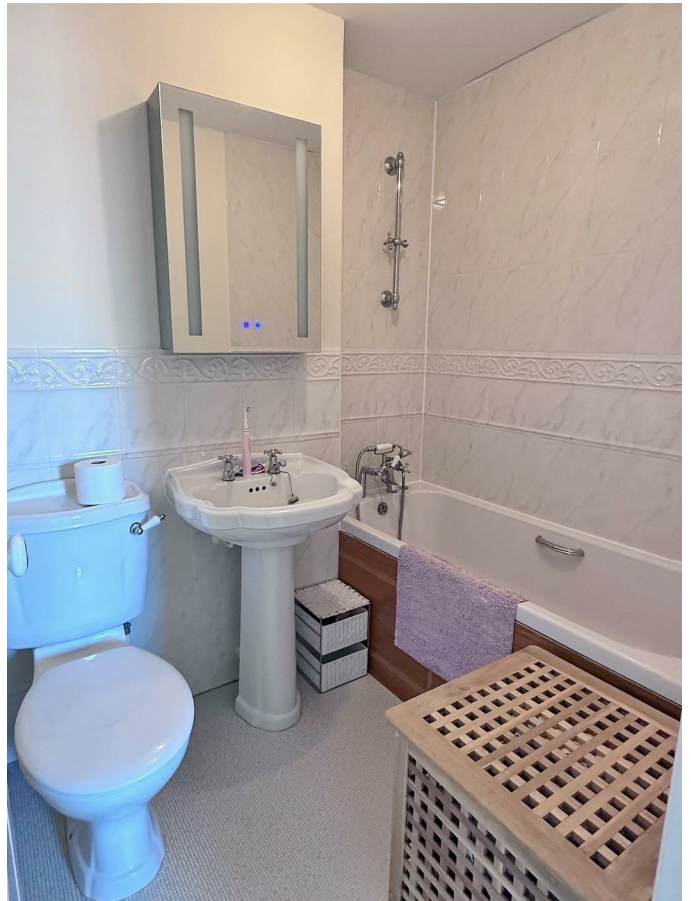
Radiator. uPVC double glazed window to rear.

### Bedroom 3 11'10" x 7'2" (3.61m x 2.18m)



Radiator. uPVC double glazed window to rear.

### Bathroom



Bath with mixer tap and shower attachment. Low level WC. Pedestal wash basin. Extractor fan.

## Outside



The property enjoys the benefit of a rear garden; laid to lawn with patio area and enclosed by timber fencing.

### **Integral Garage 19'10" x 8'6" (6.05m x 2.59m)**

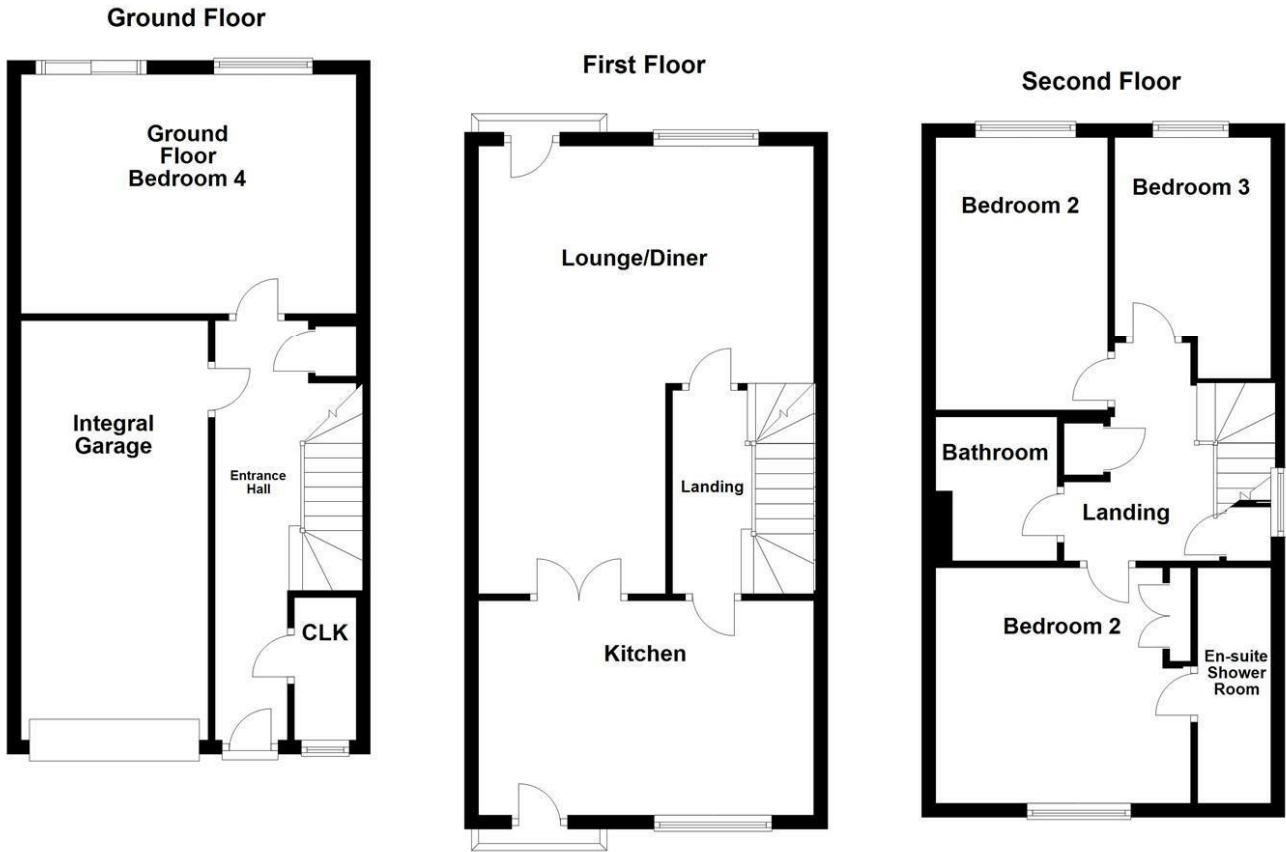
Up and over door. Light and power. Personal door to entrance hall.

### **Other Information**

Council Tax Band E

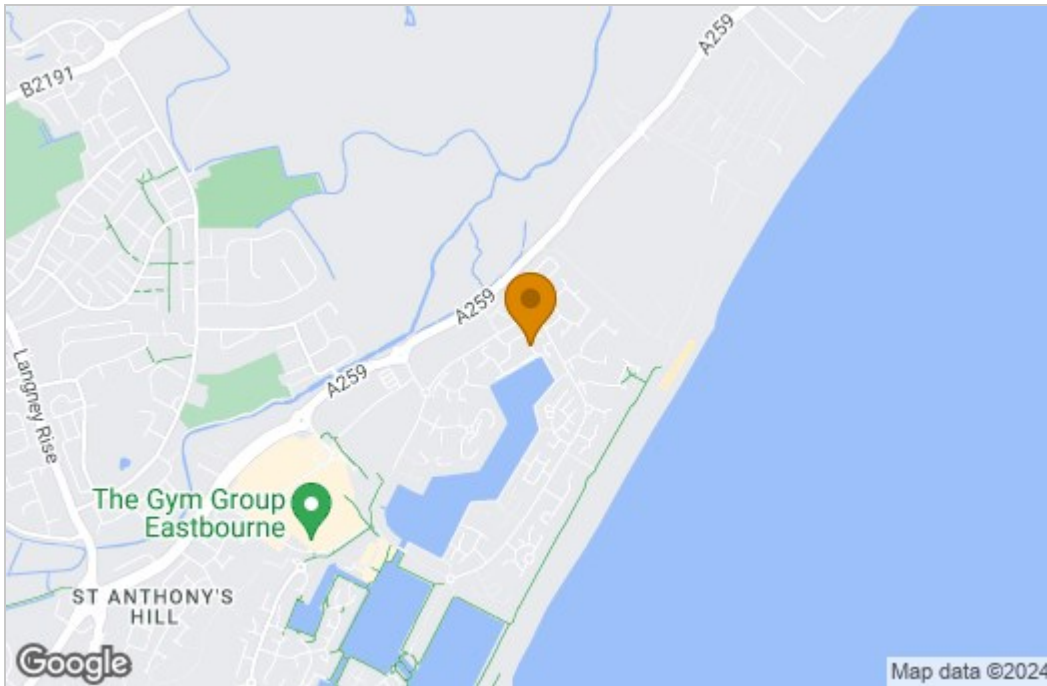
Total floor area 105 square metres

# Floor Plan

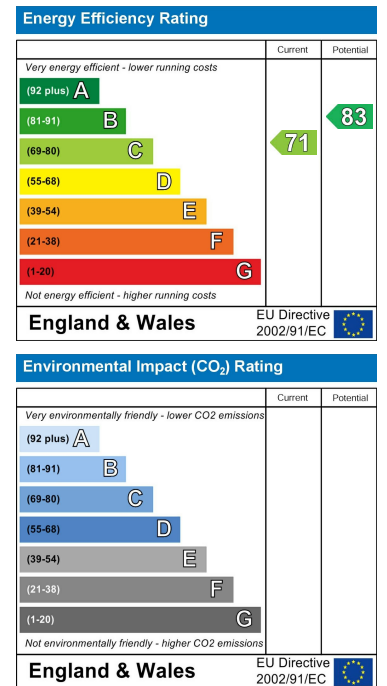


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used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

# Area Map



# Energy Efficiency Graph



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