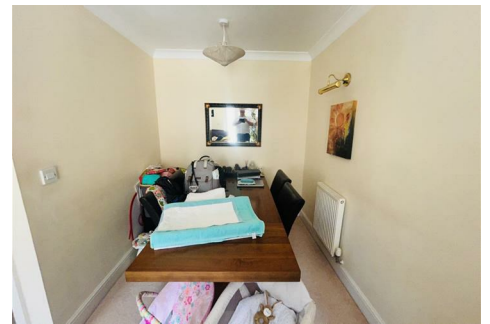




# BROOK GAMBLE



**45 San Juan Court, Eastbourne, BN23 5TP**

**£435,000**

Brook Gamble are delighted to offer a WELL PRESENTED FIVE BEDROOM TOWNHOUSE, located in the MUCH SOUGHT AFTER SAN JUAN COURT, OVERLOOKING THE COMPASS POINT WATER FEATURE WITH VIEWS FROM THE BALCONIES OF THE HARBOUR AND OUT TO SEA. Master bedroom with EN SUITE SHOWER ROOM, DRESSING ROOM and BALCONY TO A SOUTHERLY ASPECT ENJOYING BEAUTIFUL VIEWS. Four further bedrooms, TWO SUN BALCONIES, double glazing and gas central heating and access to communal gardens. LESS THAN A MINUTE'S WALK TO THE BEACH. Sole Agents.

Double glazed front door to:

### **Entrance Hall**

Double storage cupboard with hanging rail and shelving. Radiator. Ceiling coving. Laminate wood flooring. Stairs rising to first floor landing.

### **Utility Room**

Fitted with a range of wall and base units. Single sink unit with mixer tap. Complementary work surface. Space and plumbing for washing machine. Space for further appliance. Extractor fan unit. Door to integral garage.

### **Ground Floor Shower Room**

Shower cubicle with wall mounted shower. Low level WC. Wash hand basin. Tiled splashback,. Electric shaver point and light. Heated towel ladder. Extractor fan. Recessed ceiling spotlights.

### **Ground Floor Bedroom 5 14'7" x 8'2" (4.45m x 2.49m)**

Radiator. Laminate wood flooring. Double glazed window to rear aspect. Double glazed door to rear garden.

Stairs, from entrance hall, to:

### **First Floor Landing**

Radiator. Ceiling coving. Stairs rising to second floor landing.

### **Cloakroom**

Low level WC.

### **Kitchen 14'7" x 9'5" (4.45m x 2.87m)**

Fitted with a range of wall and base units. One and a half bowl sink unit with mixer tap. Four ring gas hob with extractor hood above and double electric oven below. Fitted fridge freezer. Wall mounted cupboard concealing Ideal gas central heating boiler. Radiator. Recessed ceiling spotlights. Double glazed doors to Juliet balcony.

### **Lounge/Dining Room 17'4" max x 14'7" (5.28m max x 4.45m)**

Radiator. Wall light points. Ceiling coving. Double glazed window to rear aspect. Double glazed French doors to:

### **Balcony**

Southerly facing decked balcony with security railings, overlooking the water feature and with inner harbour views to the left of the property, and looking out to sea, with far reaching views towards Hastings on a clear day.

Stairs, from first floor landing, to:

### **Second Floor Landing**

Airing cupboard housing hot water cylinder with shelving above. Radiator. Ceiling coving. Stairs rising to third floor landing.

### **Bedroom 2 14'7" x 12'6" (4.45m x 3.81m)**

Built-in wardrobes. Radiator. Ceiling coving. Two double glazed windows to rear, overlooking rear garden to a southerly aspect and enjoying views of the water feature and out to sea to the left.

### **Bedroom 3 14'7" x 9'4" (4.45m x 2.84m)**

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

### **Family Bathroom**

Bath with mixer tap and shower attachment. Tiled splashback. Low level WC. Wash hand basin. Shaver point and light. Heated towel ladder. Recessed ceiling spotlights.

Stairs, from second floor landing, rising to:

### **Third Floor Landing**

Radiator. Hatch to loft.

### **Master Bedroom 14'7" x 10'1" (4.45m x 3.07m)**

Radiator. Ceiling coving. Double glazed French doors to balcony. Open plan to:

### **Dressing Area 6'4" x 4'9" (1.93m x 1.45m)**

Built-in double wardrobe. Two storage cupboards, one with hanging rail. Door to:

### **En Suite Shower Room 8'1" x 6'2" (2.46m x 1.88m)**

Shower cubicle with wall mounted shower. Low level WC. Wash hand basin. Tiled splashback. Electric shaver point and light. Heated towel ladder. Extractor fan. Recessed ceiling spotlights. Double glazed opaque window to front aspect.

French doors, from master bedroom, to:

### **Sun Balcony**

With fantastic views over the water feature and harbour view to the left, looking straight onto the sea, with far reaching views of Hastings in the distance on a clear day.

### **Bedroom 4 9'4" x 8'4" (2.84m x 2.54m)**

### **Outside**

To the front of the property there is an allocated parking space, in front of:

### **Garage**

Up and over door. Suitable for storage.

### **Rear Garden**

The rear garden is laid to paving for low maintenance. There are sleeper beds containing an attractive variety of mature shrubs and plants, an area of decking and an area laid to pebbles. Enclosed by brick wall and railings with gate to rear, overlooking the water feature and enabling access to the harbour to a southerly aspect.

### **Other Information**

Council Tax Band C

Total floor area 146 square metres

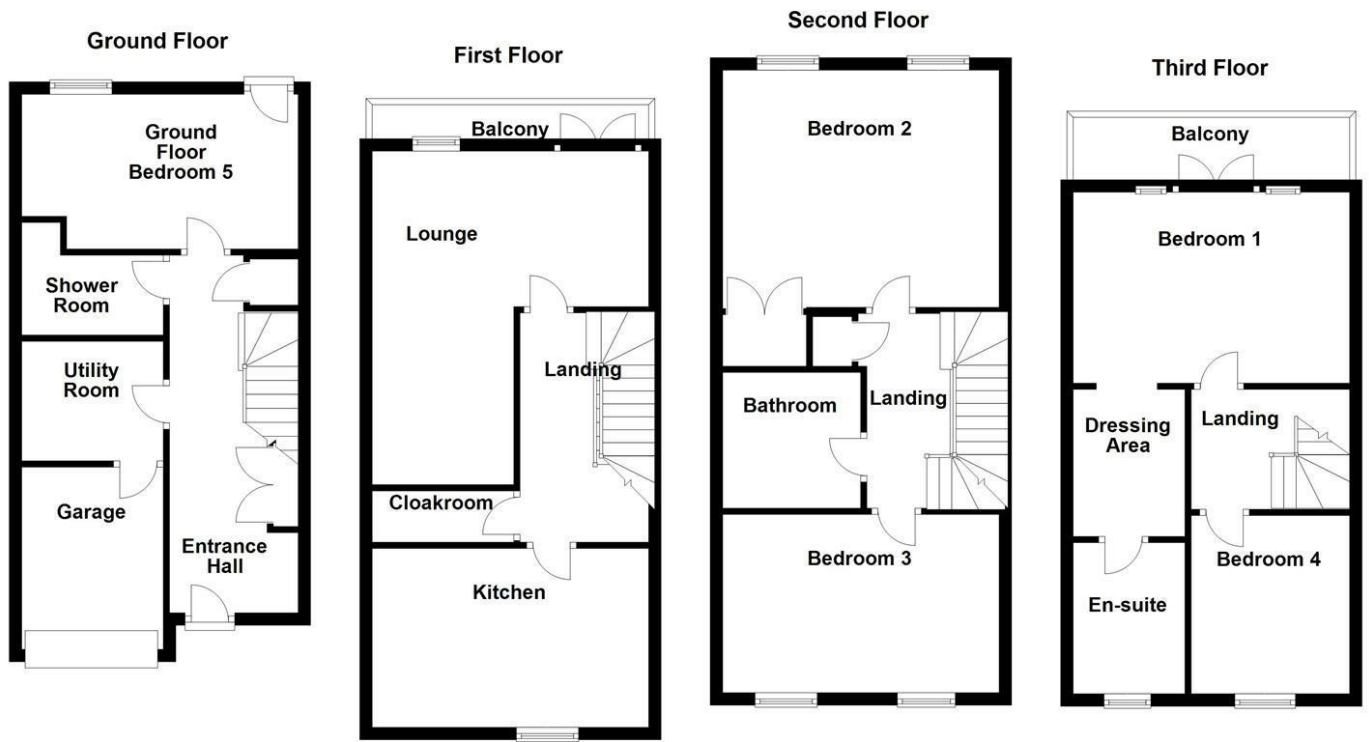
The Vendor has advised us of the following information:

Harbour charge: £350.00 per annum (approx)

Estate charge: £270.00 per annum (approx)

The property is currently let to tenants, who have just signed a 6 month agreement at the start of July, Therefore any owner occupation would need to be from 6th January 2025.

# Floor Plan

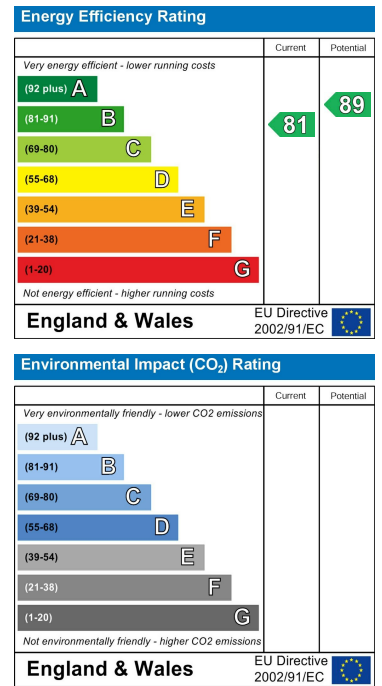


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used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

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.