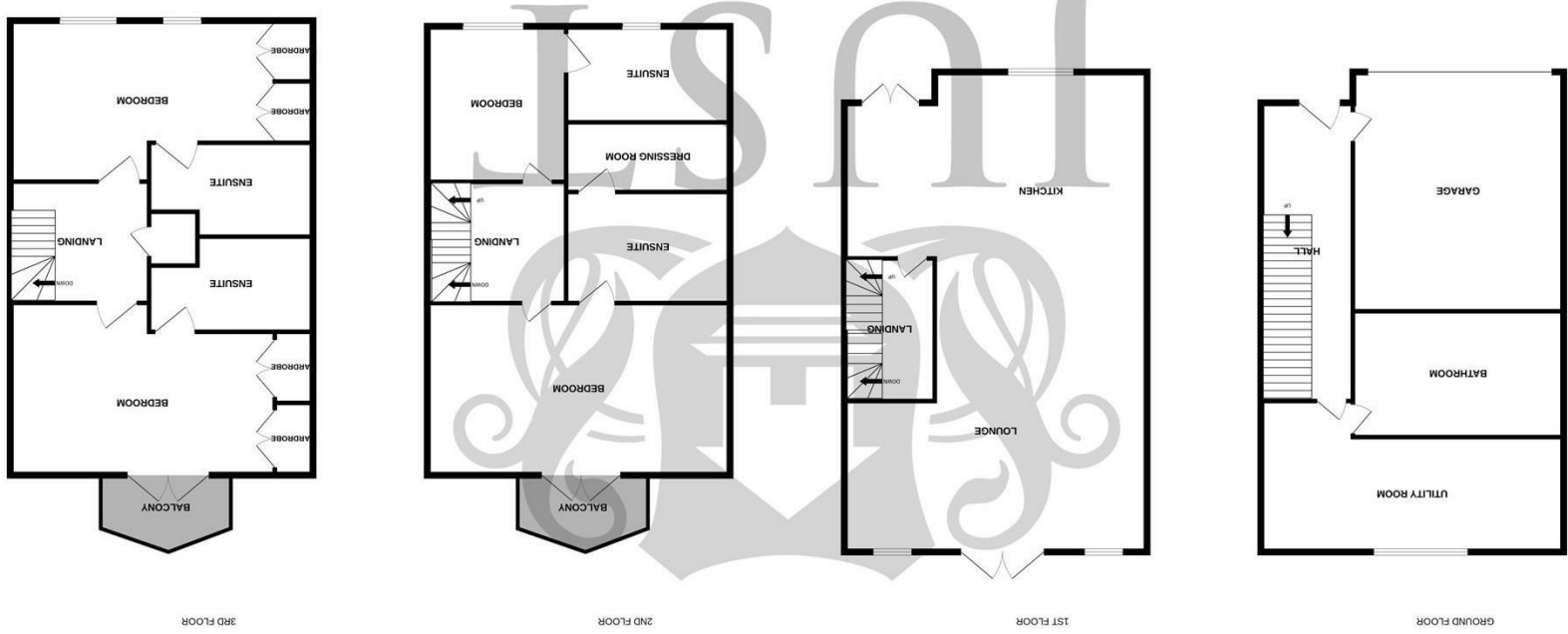


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Standard	C (69-80)
Energy inefficient - higher running costs	D (55-68)
Very energy inefficient - higher running costs	E (39-54)
	F (21-38)
	G (1-20)
Current	79
Potential	86



FLOORPLANS

44 Bermuda Place, Sovereign Harbour, Eastbourne, BN23 5TE

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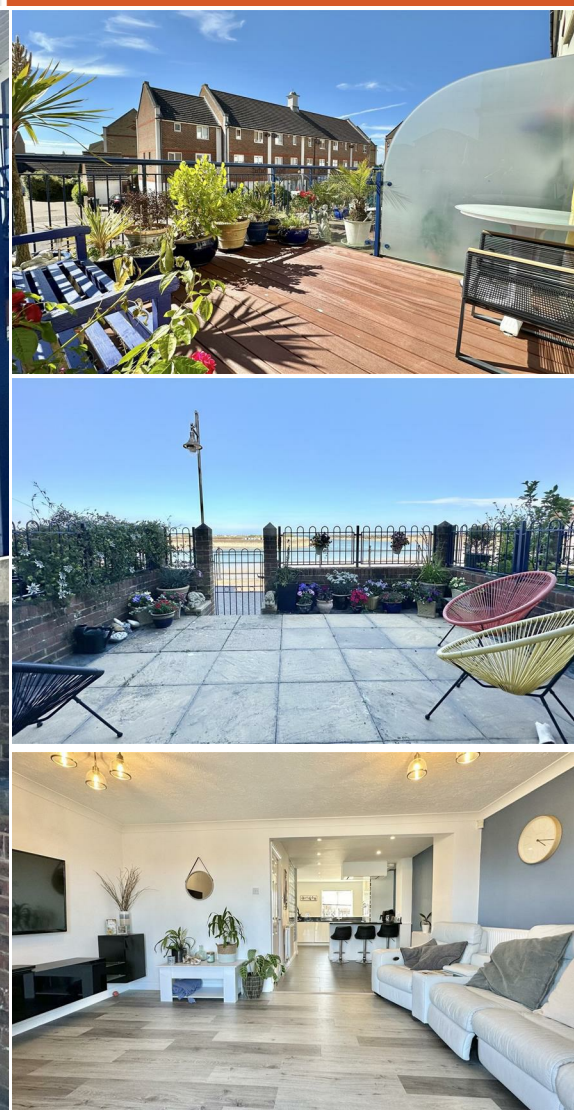
JUST PROPERTY

4 Bedrooms 1 Receptions 5 Bathrooms 1679.17 sq ft

Freehold

£675,000

44 Bermuda Place, Sovereign Harbour, Eastbourne, BN23 5TE





Freehold

£675,000



4 Bedrooms 1 Receptions 5 Bathrooms 1679.17 sq ft

PROPERTY DETAILS

GUIDE PRICE £675,000

Nestled in the charming and exclusive Bermuda Place in Sovereign Harbour, Eastbourne, this townhouse offers a perfect blend of comfort and style. With a spacious reception room, four double bedrooms all with ensuites, one with a dressing room too, as well as a separate family bathroom spread across 2,110 sq ft, this property provides ample space for a growing family or those who love to entertain.

Built in 2001, this townhouse boasts modern amenities while retaining a fantastic family friendly atmosphere. The direct access to the promenade allows you to enjoy leisurely strolls along the coast, while the outstanding sea views, create a serene backdrop for everyday living.

The versatile accommodation layout offers flexibility to adapt to your lifestyle needs, whether you desire a home office, a guest room, or a hobby space. Imagine waking up to the sound of waves and the sight of the sun rising over the horizon right from the comfort of your own home.

Convenience is key with this property, as it is within walking distance to the beach and local shops, making errands a breeze. The inclusion of a garage and off-road parking ensures that you never have to worry about finding a spot for your vehicle after a long day out. There are two balconies, front and rear gardens so the views are amazing. The property boasts a new gas boiler fitted this year, and the property has access to the Sovereign Harbour and all the shopping and leisure facilities it has to offer.

Don't miss this opportunity to own a piece of seaside paradise in Eastbourne. Embrace coastal living at its finest with this townhouse offering the perfect combination of location, space, and breath-taking views.

Please call Just Property on 01424 444100 to arrange a viewing of this great family home.



ROOM DIMENSIONS

Front Door	Dressing Room
Entrance Hall	Bedroom 10'2" x 9'1" (3.10 x 2.79)
Utility Room 9'8" x 6'11" (2.97 x 2.11)	En-Suite
Bathroom	Landing
Garage	Stairs Up To Third Floor
Stairs Up To First Floor	Bedroom 15'5" x 10'7" (4.72 x 3.25)
Lounge 30'10" x 15'7" (9.40 x 4.75)	En-Suite
Kitchen 30'10" x 15'7" (9.40 x 4.75)	Bedroom 15'8" x 10'11" (4.80 x 3.33)
Landing	En-Suite
Stairs Up To Second Floor	Rear Garden
Bedroom 15'8" x 10'4" (4.80 x 3.15)	Balconies
En-Suite	Off Road Parking

FEATURES

- Amazing Harbour and Sea Views
- Four Bedrooms and Five Bathrooms
- Rarely Available Townhouse
- Off Road Parking and Garage
- Four Storey Accommodation
- Positioned In Highly Desirable Sovereign Harbour
- Utility Room
- Balcony and Rear Gardens
- Great Kitchen With Quartz Worktops

