



Sovereign Close, Eastbourne BN23 6FE



welcome to

Sovereign Close, Eastbourne

Fox & Sons are delighted to bring to the market this modern and spacious three/four bedroom townhouse located within the desirable area of Eastbourne's Sovereign Harbour, forming part of the exclusive 'Sovereign Close' Development. The property comprises three/four bedrooms, a downstairs wc, and family room/bedroom, refitted kitchen/dining room with the range cooker, 'American style' fridge freezer and integrated appliances included, utility room, lounge, master bedroom with fitted wardrobes and a Jack & Jill shower room/wc, and a family bathroom on the top floor. Further features include a beautifully landscaped and westerly facing rear garden with a patio seating area, a new boiler and two allocated parking spaces. Viewing comes highly recommended to fully appreciate this wonderful home!



Entrance Hall

Fitted with wood effect flooring, two built in cupboards and thermostat for gas central heating.

Downstairs Wc

Low level WC with dual flush, pedestal wash hand basin with mixer tap, radiator, extractor fan and double glazed window to the front aspect.

Family Room/ Bedroom Four

11' 4" x 8' 8" (3.45m x 2.64m)

Wood effect flooring, radiator and double glazed window to the front aspect.

Kitchen/ Dining Room

15' 8" x 13' 11" (4.78m x 4.24m)

Refitted with an extensive range of units comprising a single drainer sink unit with mixer tap, surrounding upstands and worktops with cupboards and drawers under, space for and including a range cooker and 'American style' fridge freezer as seen, a range of wall mounted units and a central freestanding breakfast bar, wood laminate flooring, radiator, double glazed window and double glazed double doors that open onto the rear garden.

Utility Room

8' 8" x 5' 5" (2.64m x 1.65m)

White gloss fronted units with single drainer sink unit and mixer tap over, space and plumbing for washing machine, space for further appliance, radiator and extractor fan.

First Floor Landing

Lounge

15' 9" x 13' 1" (4.80m x 3.99m)

Two radiators, and two double glazed windows to the front aspect.

Jack & Jill Shower Room/ Wc

A refitted double shower cubicle with new sliding glazed screen and a new shower over, low level WC with dual flush, pedestal wash hand basin with chrome mixer tap over, chrome effect towel radiator, and extractor fan.

Bedroom One

15' 9" x 10' 11" (4.80m x 3.33m)

Two double glazed windows to the rear aspect, wall to ceiling built in wardrobe and two radiators.

Second Floor Landing

Bedroom Two

15' 8" x 12' 2" (4.78m x 3.71m)

Radiator and double glazed window to the front aspect.

Bedroom Three

15' 8" x 10' 11" (4.78m x 3.33m)

Radiator and double glazed window to the rear aspect.

Bathroom

Having a white suite comprising of panelled bath with chrome mixer tap and shower attachment over, glazed shower screen, low level WC with dual flush, pedestal wash hand basin with chrome mixer tap over, chrome effect towel radiator and extractor fan.

Rear Garden

Westerly facing rear garden with lawn and patio, surrounding fencing and a garden shed.

Allocated Parking Spaces

Two allocated parking spaces and additional visitor bays.



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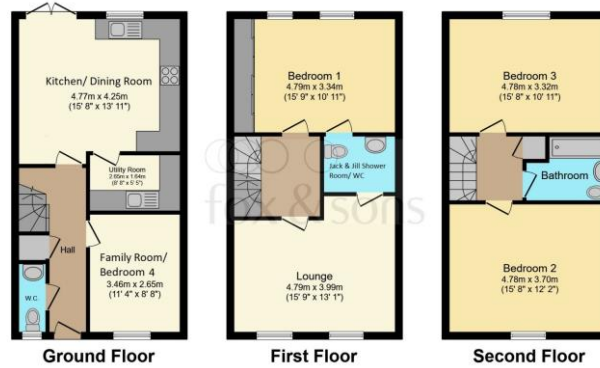
Sovereign Close, Eastbourne

- MODERN TOWNHOUSE
- THREE/ FOUR BEDROOMS
- DOWNSTAIRS WC
- KITCHEN/ DINING ROOM & UTILITY ROOM
- NEW BOILER
- TWO ALLOCATED PARKING SPACES
- WESTERLY FACING REAR GARDEN
- DESIRABLE HARBOUR LOCATION

Tenure: Freehold EPC Rating: B

guide price

£375,000-£400,000



Total floor area 130.4 m² (1,404 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
LGL110569 - 0003

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Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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