



**St. Lucia Walk, Eastbourne BN23 5SY**





**welcome to**

## **St. Lucia Walk, Eastbourne**

Fox & Sons are delighted to offer to the market this modern five bedroom semi-detached house located within Eastbourne's ever sought after Sovereign Harbour. The property comprises spacious living accommodation throughout that consists of four good sized bedrooms, master bedroom with en suite, bedroom two on the ground floor with a shower room across the hall, and bedrooms three and five with built in wardrobes, the rest of the property comprises a lounge, open plan kitchen/ dining room, and a family bathroom. Further features to the property includes a beautifully landscaped rear garden with a decked seating area with side access to the garage, and towards the front aspect is a driveway. Viewing comes highly recommended to fully appreciate this wonderful Harbour home!



## Entrance Hall

## Lounge

16' 4" x 12' ( 4.98m x 3.66m )

## Dining Room

9' 8" x 8' ( 2.95m x 2.44m )

## Kitchen

12' 8" x 8' 2" ( 3.86m x 2.49m )

## Lounge

12' 10" x 10' 11" ( 3.91m x 3.33m )

## Bedroom Two

12' 2" x 8' 9" ( 3.71m x 2.67m )

## Shower Room

9' x 5' 7" ( 2.74m x 1.70m )

## First Floor Landing

## Bedroom One

17' 1" x 13' ( 5.21m x 3.96m )

## En Suite

6' 9" x 5' 5" ( 2.06m x 1.65m )

## Bedroom Three

10' 3" x 9' 8" ( 3.12m x 2.95m )

## Bedroom Four

11' 9" x 7' 7" ( 3.58m x 2.31m )

## Bedroom Five

8' 9" x 6' 6" ( 2.67m x 1.98m )

## Bathroom

10' x 4' 5" ( 3.05m x 1.35m )

## Outside

## Rear Garden

## Front Garden

## Garage

## Driveway



Ground Floor



First Floor

Total floor area 131.9 m<sup>2</sup> (1,420 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## St. Lucia Walk, Eastbourne

- MODERN SEMI DETACHED HOUSE
- FOUR GOOD SIZED BEDROOMS
- DOWNSTAIRS BEDROOM & SHOWER ROOM
- KITCHEN/ DINING ROOM
- EN SUITE TO MASTER BEDROOM
- BEAUTIFULLY LANDSCAPED GARDEN
- GARAGE AND DRIVEWAY
- DESIRABLE HARBOUR LOCATION

Tenure: Freehold EPC Rating: C

# £450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LGL110578 - 0004

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