

**Royal Sovereign View, Eastbourne BN23 6EQ** 



### welcome to

## **Royal Sovereign View, Eastbourne**

Fox & Sons bring to market this wonderful three bedroom townhouse conveniently located opposite Eastbourne's picturesque seafront, and within close proximity to Eastbourne's ever popular Sovereign Harbour, comprising an array of boutique shops and local restaurants and cafes. The property itself boasts spacious living accommodation throughout comprising three good sized bedrooms, master bedroom with en suite, downstairs wc, bathroom, kitchen, lounge/ dining room with double doors leading to a private south facing patio looking directly across to the seafront, and a lounge with balcony with direct sea views on the first floor. Further features include off road parking and a garage and viewing comes highly recommended to fully appreciate this home!













#### **Entrance Hall**

**Downstairs wc** 

Kitchen

12' 8" x 7' 11" ( 3.86m x 2.41m )

**Lounge/ Dining Room** 

14' 5" x 13' 1" ( 4.39m x 3.99m )

**First Floor Landing** 

Lounge

14' 4" x 9' 11" ( 4.37m x 3.02m )

**Balcony** 

**Bathroom** 

7' 10" x 6' 4" ( 2.39m x 1.93m )

**Bedroom Three** 

9' 2" x 7' 11" ( 2.79m x 2.41m )

**Second Floor Landing** 

**Bedroom Two** 

11' 1" x 9' 1" ( 3.38m x 2.77m )

**Bedroom One** 

10' 11" x 10' 7" ( 3.33m x 3.23m )

**En Suite** 

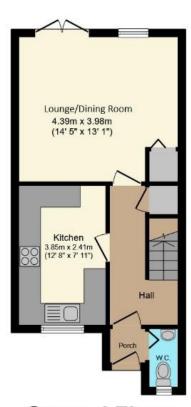
6' 8" x 5' 3" ( 2.03m x 1.60m )

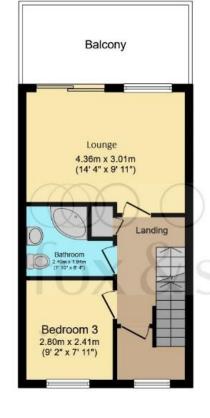
**Outside** 

**Rear Garden** 

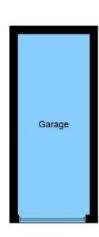
Garage

**Off Road Parking** 









**Ground Floor** 

First Floor

Second Floor

Garage

Total floor area 119.2 m<sup>2</sup> (1,283 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





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## **Royal Sovereign View, Eastbourne**

- THREE BEDROOM TOWNHOUSE
- LOUNGE/ DINING ROOM
- DOWNSTAIRS WC.
- EN SUITE TO MASTER
- LOUNGE WITH SOUTH FACING BALCONY
- SOUTH FACING PRIVATE PATIO AREA
- PRIME SEAFRONT LOCATION
- CLOSE TO LOCAL SHOPS & TRANSPORT

Tenure: Freehold EPC Rating: C

# £370,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/LGL110576



Property Ref: LGL110576 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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