



**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! Call us on 01323 735561 to arrange a viewing today!



**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**



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](http://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

offers in excess of

**£340,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LGL110576 - 0005

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