



Sovereign Close, Eastbourne BN23 6FE



welcome to

Sovereign Close, Eastbourne

Fox & Sons are delighted to offer to the market this modern and spacious three/four bedroom townhouse located within close distance to local shopping facilities and Eastbourne's ever popular Sovereign Harbour offering an array of restaurants and boutique shops. The property itself comprises downstairs wc, study/ bedroom four, kitchen/ diner, utility room, living room, master bedroom with jack & Jill en suite and a bathroom. Further features include a well maintained rear garden with a patio seating area, two allocated parking spaces and visitor bays. Viewing comes highly recommended to fully appreciate this beautiful family home!



Entrance Hall

With frosted double glazed front door, understairs storage cupboard and radiator.

Downstairs Wc

With frosted double glazed window, low level wc, wash hand basin, partly tiled walls, tiled flooring and radiator.

Study/ Bedroom Four

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

Double glazed window to front aspect and radiator.

Kitchen/ Diner

15' 9" x 13' 11" (4.80m x 4.24m)

With a range of wall and base units comprising bowl and half single drainer sink unit and mixer tap, Inset four ring gas hob, new electric oven under, extractor fan over, integrated fridge freezer, concealed wall mounted gas boiler, tiled flooring, double glazed window to rear aspect, double glazed double doors to rear garden and radiator.

Utility Room

8' 6" x 5' 6" (2.59m x 1.68m)

With a range of wall and base units comprising single drainer sink unit with mixer tap, space and plumbing for washing machine and dishwasher, tiled flooring and radiator.

First Floor Landing

With loft hatch access and radiator.

Bedroom One

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

Double glazed window to rear aspect and radiator.

En Suite Shower Room

7' 11" x 6' (2.41m x 1.83m)

Fitted shower cubicle with wall mounted shower, low level wc, wash hand basin, partly tiled walls, tiled flooring, radiator, and door to landing.

Living Room

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

Double glazed window to front aspect and radiator.

Second Floor Landing

Bedroom Two

15' 9" x 12' 2" (4.80m x 3.71m)

Double glazed window to front aspect and radiator.

Bedroom Three

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

Double glazed window to rear aspect with views towards the South Downs and radiator.

Bathroom

8' 8" x 6' 11" (2.64m x 2.11m)

Fitted paneled bath with mixer tap and shower attachment with shower screen, low level wc, wash hand basin, partly tiled walls, tiled flooring and radiator.

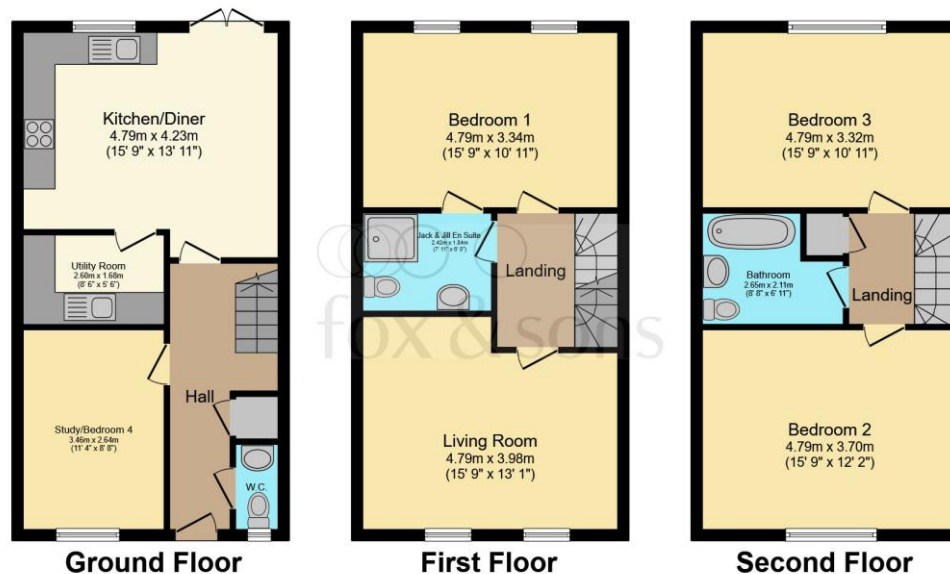
Outside

Rear Garden

Rear garden being mainly laid to lawn with patio area, surrounding fence and a shed.

Parking

Two allocated parking spaces and visitors parking bays.



Total floor area 134.1 m² (1,443 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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welcome to

Sovereign Close, Eastbourne

- MODERN TOWNHOUSE
- THREE/ FOUR DOUBLE BEDROOMS
- EN SUITE JACK & JILL SHOWER ROOM
- DOWNSTAIRS WC
- KITCHEN/ DINING ROOM WITH DOUBLE DOORS OUT TO REAR GARDEN
- UTILITY ROOM
- GROUND FLOOR STUDY/ BEDROOM FOUR
- REAR GARDEN WITH PATIO AREA & TWO ALLOCATED PARKING SPACES

Tenure: Freehold EPC Rating: B

guide price

£385,000-£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LGL110067 - 0002

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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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