



Barbuda Quay, Eastbourne BN23 5SX

welcome to

Barbuda Quay, Eastbourne

Fox & Sons are delighted to present to the market this beautiful and spacious four/ five bedroom townhouse located within the ever popular Sovereign Harbour of Eastbourne providing the perfect coastal living setting with an array of local shops and restaurants. The property itself boasts a 30 ft open plan kitchen/ lounge with Juliet balconies to both aspects, on the ground floor is a sitting room/ bedroom five, utility room, and two storage rooms, on the upper floors comprises bedroom two and four with fitted wardrobes, master bedroom with balcony, walk in wardrobe and an en suite. Further features to the property include a low maintenance landscaped rear garden with a decked seating area and towards the front aspect is off road parking. An internal inspection comes highly recommended!



Entrance Hall

Store Room

Utility Room

13' 3" x 7' 9" (4.04m x 2.36m)

Store Room

Sitting Room

14' 10" x 8' 1" (4.52m x 2.46m)

First Floor Landing

Lounge/ Kitchen

30' 9" x 14' 10" (9.37m x 4.52m)

Second Floor Landing

Bedroom Two

14' 10" x 11' 3" (4.52m x 3.43m)

Bathroom

7' 1" x 6' 8" (2.16m x 2.03m)

Bedroom Three

11' 4" x 9' 9" (3.45m x 2.97m)

Second Floor Landing

Bedroom One

14' 9" x 10' 6" (4.50m x 3.20m)

Walk In Wardrobe

En Suite

8' 8" x 6' (2.64m x 1.83m)

Balcony

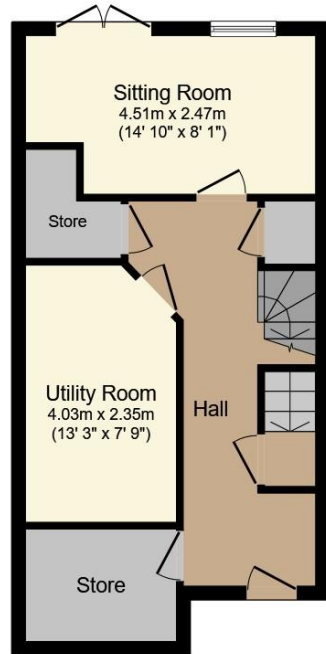
Bedroom Four

9' 2" x 8' 6" (2.79m x 2.59m)

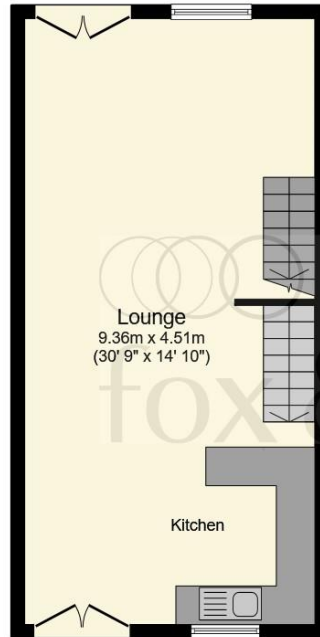
Outside

Rear Garden

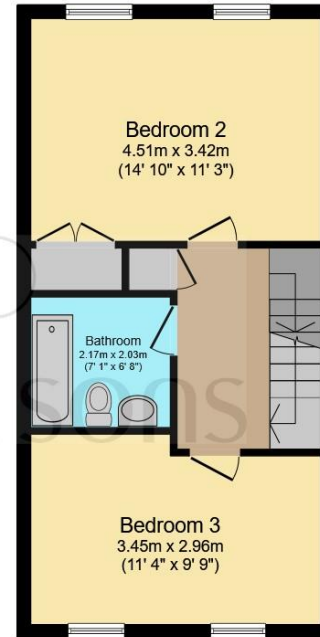
Off Road Parking



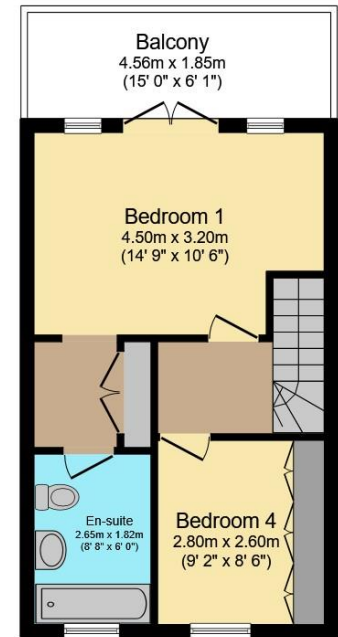
Ground Floor



First Floor



Second Floor



Third Floor

Total floor area 160.0 m² (1,723 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



view this property online fox-and-sons.co.uk/Property/LGL110971



welcome to

Barbuda Quay, Eastbourne

- FOUR/FIVE BEDROOM TOWNHOUSE
- UTILITY ROOM
- 30 FT OPEN PLAN KITCHEN/ LOUNGE WITH JULIET BALCONY
- MASTER BEDROOM WITH BALCONY, EN SUITE AND WALK IN WARDROBE
- BEDROOM TWO WITH FITTED WARDROBES
- REAR GARDEN
- BEAUTIFULLY PRESENTED THROUGHOUT
- DESIRABLE HARBOUR LOCATION

Tenure: Freehold EPC Rating: C

£400,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/LGL110971



Property Ref:
LGL110971 - 0003

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.

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.


fox & sons



01323 735561



langney@fox-and-sons.co.uk



20 Winston Crescent, Langney, EASTBOURNE,
East Sussex, BN23 6NL



fox-and-sons.co.uk