



**The Piazza, Eastbourne BN23 5TG**

**welcome to**

## **The Piazza, Eastbourne**

Fox and Sons are delighted to present to the market this immaculate town house in the ever sought after South harbour location, referred to locally as " Little Venice" the property is set within a gated community with well kept grounds. Internally the property boasts spacious yet versatile accommodation throughout and the house benefits from a ground floor re-fitted kitchen/breakfast room with French doors opening to the rear of the property, on the ground floor there is a fourth bedroom and a refitted cloakroom. upstairs the property boasts a stunning 'L' shaped lounge/dining room which is usually two separate rooms so is a wonderful double aspect room with double French doors opening to a balcony with views over the rear garden and towards the harbour.



## Entrance Hall

## Bedroom Four /Study

10' 1" x 7' 5" ( 3.07m x 2.26m )

## Downstairs Cloakroom

## Kitchen/Breakfast Room

17' 2" MAX x 11' 1" MAX ( 5.23m MAX x 3.38m MAX )

## Stairs To First Floor Landing

## First Floor Hallway

## Lounge/Diner

21' 7" MAX x 17' 3" MAX ( 6.58m MAX x 5.26m MAX )

## Balcony

## Bathroom

7' 9" x 6' 2" ( 2.36m x 1.88m )

## Bedroom Three

8' 5" x 7' 10" ( 2.57m x 2.39m )

## Stairs To Second Floor Landing

## Second Floor Hallway

## Bedroom One

17' 2" MAX x 11' 4" MAX ( 5.23m MAX x 3.45m MAX )

## Bedroom One En-Suite

7' 7" x 6' 5" ( 2.31m x 1.96m )

## Bedroom Two

10' 3" x 8' 10" ( 3.12m x 2.69m )

## Bedroom Two En-Suite

7' 5" x 3' 5" ( 2.26m x 1.04m )

## Rear Garden

landscaped gardens to the front, rear and side of the house, patio area well maintained flower beds with plants, trees, shrubs and fruit trees, garden pond, shingled area and gated side access

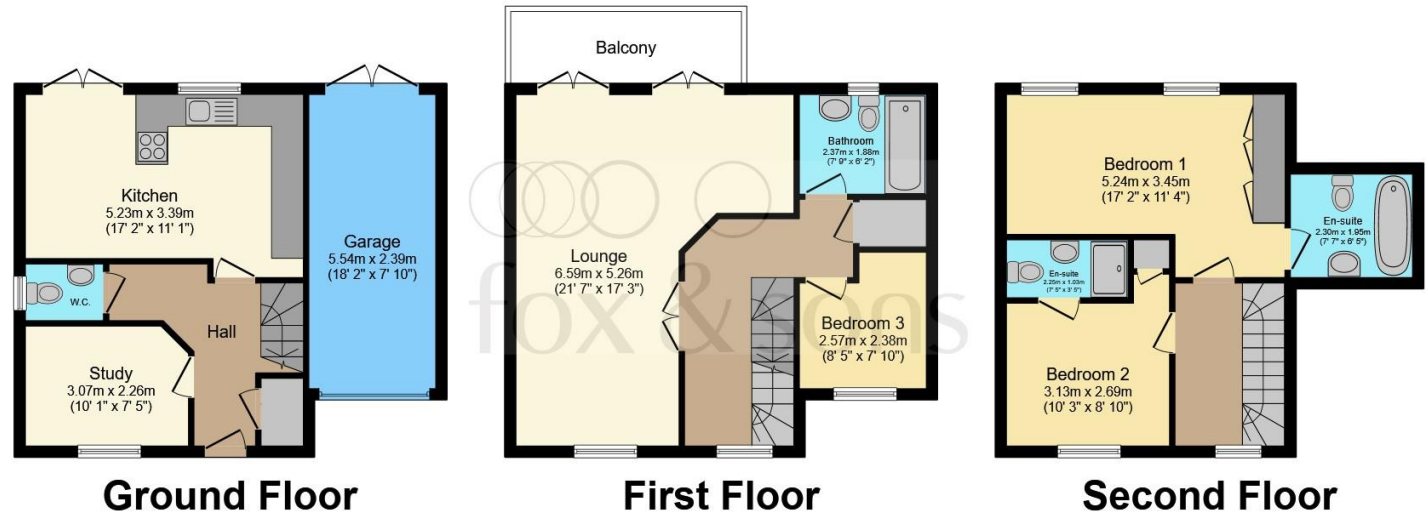
## Parking

driveway with off road parking for two cars.

## Garage

18' 2" x 7' 10" ( 5.54m x 2.39m )

electric garage door with power and lighting.



Total floor area 136.2 m<sup>2</sup> (1,466 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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## The Piazza, Eastbourne

- FOUR BEDROOM FAMILY HOME IN GATED DEVELOPMENT
- BEAUTIFULLY PRESENTED THROUGHOUT
- SOUGHT AFTER SOUTH HARBOUR LOCATION
- PRIVATE BALCONY
- SHORT WALK TO THE HARBOUR AND THE BEACH
- VIEWING ESSENTIAL!

Tenure: Freehold EPC Rating: C

guide price

**£450,000-£475,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LGL111046 - 0004

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