



Phoenix Drive, Eastbourne BN23 5PG

welcome to

Phoenix Drive, Eastbourne

Fox and Sons are proud to present to the market this unique and well-presented three bedroom town house, situated in the ever desirable area of Sovereign Harbour North in offering an easy walk to the Waterfront Marina with all its local shops, restaurants, schools and Eastbourne's impressive beaches.



Entrance Hall

Second Reception Room

17' 4" max x 12' 10" max (5.28m max x 3.91m max)
Double glazed window to front, door to front, radiator, stairs to first floor landing, door to downstairs, plantation shutters, WC.

Cloakroom

Wash hand basin, WC.

Kitchen

12' 10" max x 11' 1" max (3.91m max x 3.38m max)
Double glazed window to rear, door to rear, a range of wall and base units with work surfaces above, stainless steel sink and drainer unit, double electric oven, gas hob with cooker hood over, plumbing for washing machine and dish washer, radiator.

Landing

Stairs rising from reception room two, built in storage cupboard.

Lounge

13' 5" max x 13' 1" max (4.09m max x 3.99m max)
Double glazed window to front aspect, radiator, plantation shutters, double doors to landing.

Bedroom One

13' 5" x 12' 9" (4.09m x 3.89m)
Double glazed window to rear, French doors to balcony, built-in wardrobes.

En-Suite

Shower cubicle, wash hand basin, WC.

Bedroom Two

12' 10" x 11' 4" (3.91m x 3.45m)
Double glazed window to rear, built-in cupboard, plantation shutters, and radiator.

Bedroom Three

13' 7" x 7' 2" (4.14m x 2.18m)
Double glazed window to front, plantation shutters, radiator and built in cupboard.

Bathroom

Double glazed window to front aspect, WC, bath with mixer taps and shower above, heated towel rail, wash hand basin.

Balcony

Balcony off of master bedroom.

Rear Garden

Astro turf and decking seating area with direct access to garage.

Garage

Roller door, power and lighting.



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Phoenix Drive, Eastbourne

- THREE BEDROOM TOWN HOUSE
- LOCATED IN THE SOUGHT AFTER NORTH HARBOUR DEVELOPMENT OF THE SOVEREIGN HARBOUR
- WELL PRESENTED THROUGHOUT
- LOW MAINTENANCE REAR GARDEN
- GARAGE WITH PARKING SPACE IN FRONT

Tenure: Freehold EPC Rating: C

offers in excess of

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LGL108722 - 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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