



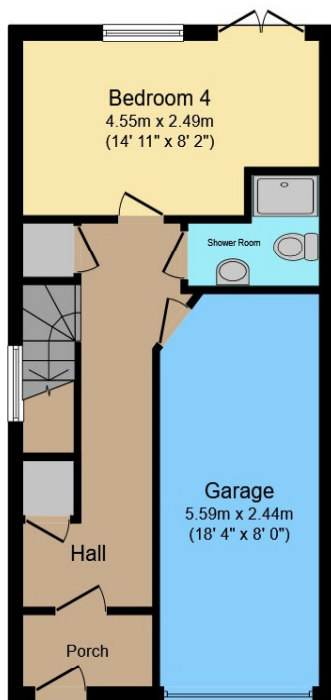
Barbuda Quay, Eastbourne BN23 5SX

welcome to

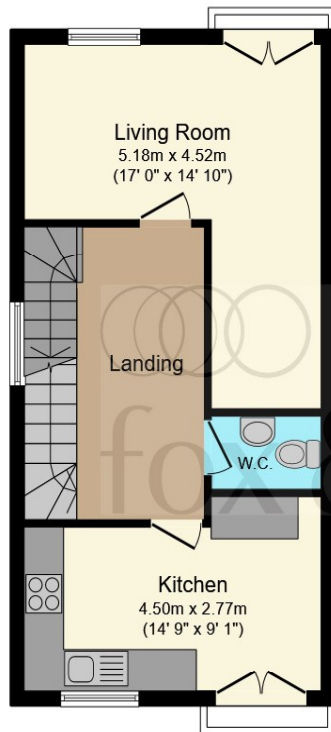
Barbuda Quay, Eastbourne

**** GUIDE PRICE**** Fox & Sons are delighted to present this immaculate townhouse in the sought-after South Harbour, offering stunning inner harbour views and beautifully modernised interiors, boasting stunning roof top terrace with harbour views. **VIEWING ESSENTIAL! 01323 735561**

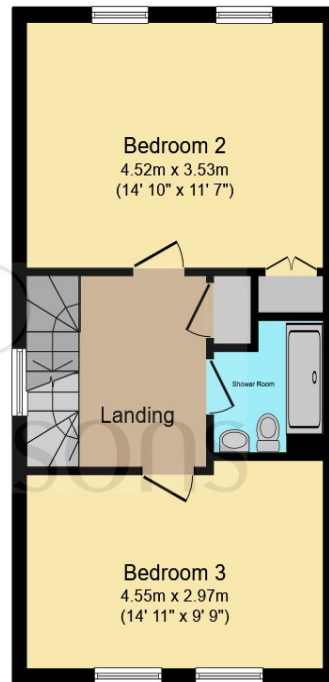




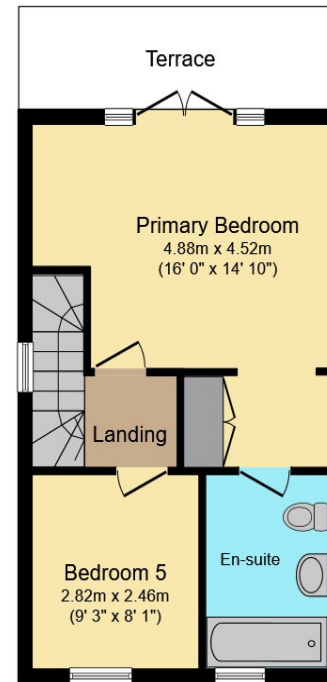
Ground Floor



First Floor



Second Floor



Third Floor

Total floor area 159.7 m² (1,719 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

Entrance Porch

Entrance Hall

Garage

Shower Room

Garden Room / Bedroom

14' 11" x 8' 2" (4.55m x 2.49m)

Stairs To First Floor

Kitchen/ Breakfast Room

14' 9" x 9' 1" (4.50m x 2.77m)

Cloakroom

Lounge/Dining Room

17' x 14' 10" (5.18m x 4.52m)

Stairs To Next Floor

Bedroom Three

14' 11" x 9' 9" (4.55m x 2.97m)

Bedroom Two

14' 10" x 11' 7" (4.52m x 3.53m)

Shower Room

Stairs To Next Floor

Bedroom One

16' x 14' 10" (4.88m x 4.52m)

Sun Terrace

welcome to

Barbuda Quay, Eastbourne

- ****GUIDE PRICE ** £425,000 - £450,000****
- IMMACULATE TOWN HOUSE WITH HARBOUR VIEWS FROM ALL THREE TOP FLOORS
- TASTEFULLY MODERNISED THROUGHOUT
- FOUR/FIVE BEDROOMS WITH TOILET ON EACH FLOOR
- SOUGHT AFTER SOUTH HARBOUR LOCATION

Tenure: Freehold EPC Rating: C

Council Tax Band: E

guide price

£425,000 - £450,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/LGL111327



Property Ref:
LGL111327 - 0007

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.



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