



Harbour View Palmyra Place, Eastbourne BN23 5AD

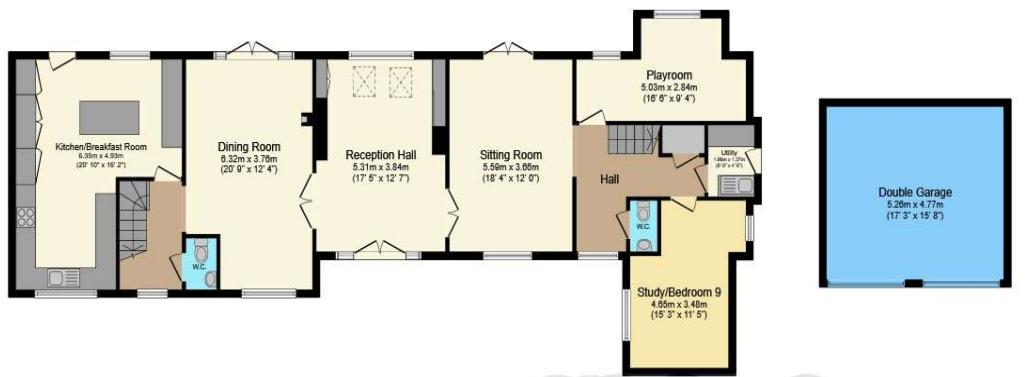


welcome to

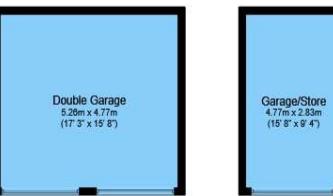
Harbour View Palmyra Place, Eastbourne

A rare opportunity to acquire a unique seven-bedroom detached home in the exclusive Nautica La Marina, Sovereign Harbour. Offering over 3,300 sq. ft. of flexible living space, this stunning property features multiple reception rooms, a 21' kitchen/breakfast room, two en-suites, two family bathrooms,

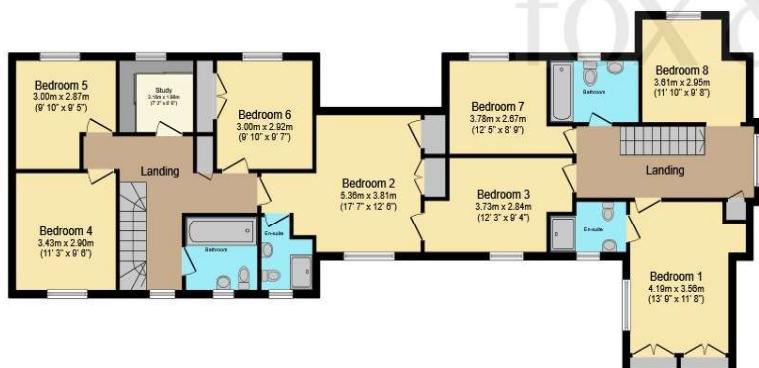




Ground Floor



Garage



First Floor

Total floor area 305.6 m² (3,289 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 Hall

Inner Hall

Cloakroom One

Cloakroom Two

Lounge

20' 9" x 12' 4" (6.32m x 3.76m)

Reception Room Two

18' 4" x 12' (5.59m x 3.66m)

Reception Room Three

9' 11" x 9' 5" (3.02m x 2.87m)

Reception Room Four

16' 6" x 5' 4" (5.03m x 1.63m)

Kitchen

16' 3" max x 12' max (4.95m max x 3.66m max)

Utility Room

Landing

Bedroom One

15' 7" x 11' 8" (4.75m x 3.56m)

Bedroom One En-Suite

Bedroom Two

12' 6" x 10' 6" (3.81m x 3.20m)

Bedroom Two En-Suite

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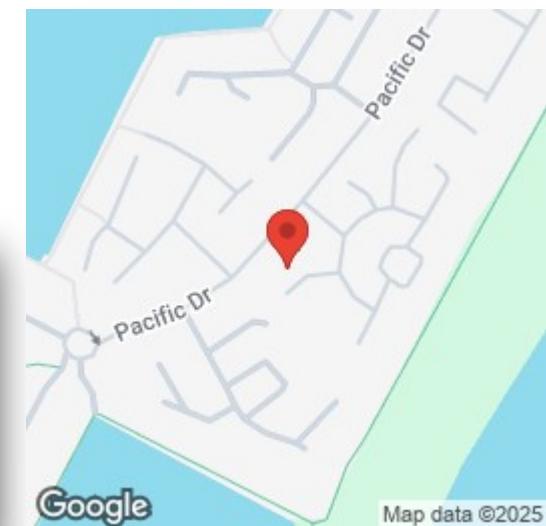
- ***GUIDE PRICE £950,000 - £1,050,000*** DETACHED HOUSE LOCATED IN THE NAUTICAL LA MARINA
- OFF ROAD PARKING FOR NUMEROUS VEHICLES
- BEAUTIFULLY PRESENTED THROUGHOUT, HIGHLY ENERGY EFFICIENT WITH SOLAR PANELS
- DOUBLE GARAGE WITH ADDITIONAL SINGLE GARAGE
- 7 BEDROOMS & 4 BATHROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: G

guide price

£950,000 - £1,050,000



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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.



Property Ref:
LGL111580 - 0006



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