

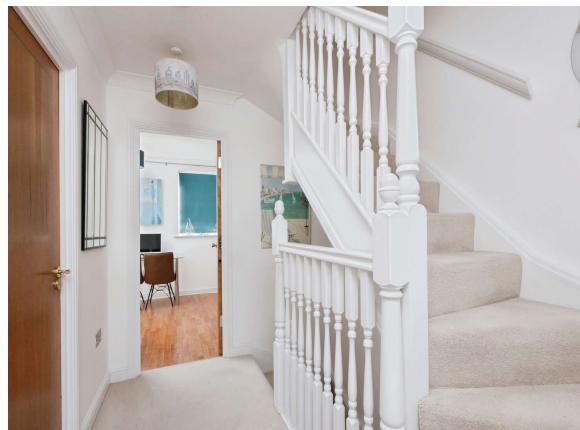


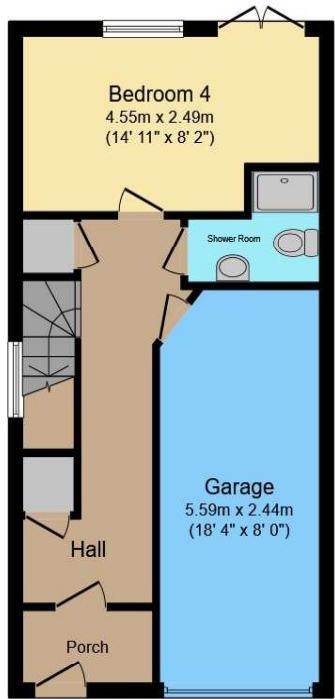
**Barbuda Quay, Eastbourne BN23 5SX**

**welcome to**

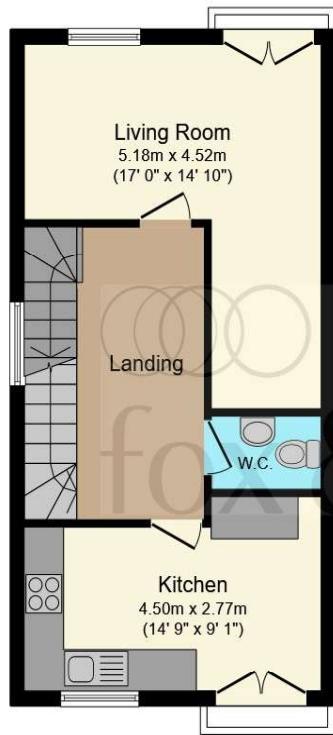
## **Barbuda Quay, Eastbourne**

\*\*\*GUIDE PRICE £450,000 - £475,000\*\*\*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.

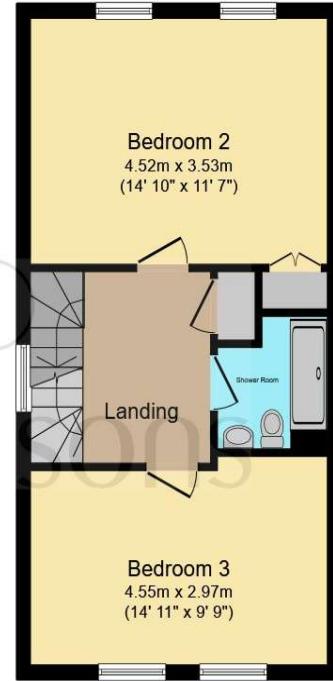




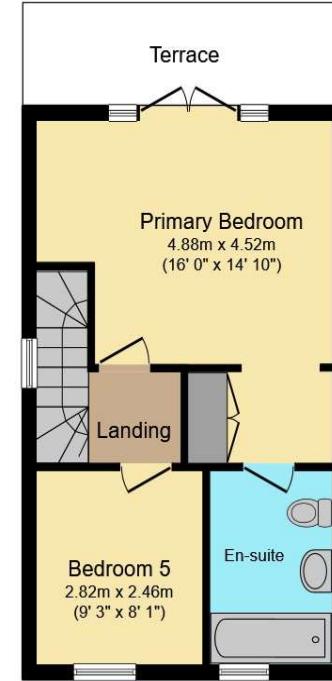
**Ground Floor**



**First Floor**



**Second Floor**



**Third Floor**

**Total floor area 159.7 m<sup>2</sup> (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](http://www.focalagent.com)

**Entrance Porch**

**Entrance Hall**

**Bedroom Four**

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

**Shower Room**

**Stairs To First Floor Landing**

**Living Room**

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

**Kitchen**

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

**W/C**

**Stairs To Second Floor Landing**

**Bedroom Two**

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

**Bedroom Three**

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

**Stairs To Third Floor Landing**

**Primary Bedroom**

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

**En-Suite**

**Terrace**

welcome to

## Barbuda Quay, Eastbourne

- \*\*\*GUIDE PRICE £450,000 - £475,000\*\*\*
- 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

**£450,000 - £475,000**



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Property Ref:  
LGL111766 - 0003



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