

**Valuers, Land & Estate Agents**

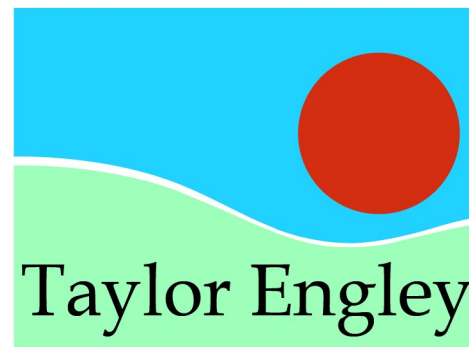
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**19 Barrier Reef Way, Sovereign Harbour, Eastbourne, East Sussex, BN23 5PE**

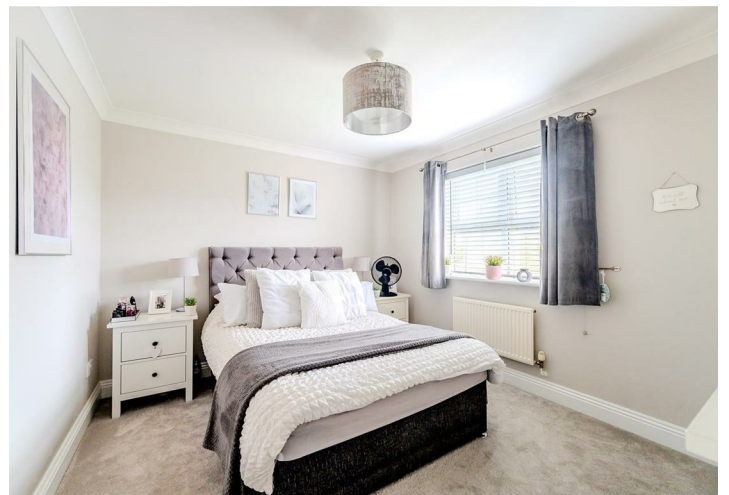
**Asking Price £552,500 Freehold**

An excellent opportunity arises to acquire this **EXTENDED FOUR BEDROOMED DETACHED HOME**, located in the favoured Sovereign Harbour North area. The property is considered to provide ideal family accommodation and is offered with the benefit of gas fired central heating and double glazed windows. Features include a spacious and extended kitchen/dining/day room, sitting room, separate dining room, study, principal bedroom with en-suite, three further spacious bedrooms and a family bathroom. Outside there is driveway parking and external store room (former garage) to the front and a level garden to the rear. EPC = C



The property is located in the favoured Sovereign Harbour North area being within close proximity to the Sovereign Harbour North waters and within walking distance of the harbour facilities which include a range of bars, restaurants and shops. Eastbourne's town centre offers a comprehensive range of shopping facilities and mainline railway station is approximately three and a half miles distant.

**\* FOUR BEDROOMED DETACHED HOME \* FAVOURED SOVEREIGN HARBOUR NORTH AREA \* CLOSE TO NORTH HARBOUR WATERS \* SPACIOUS AND EXTENDED KITCHEN/DINING ROOM/DAY ROOM \* TWO SEPARATE RECEPTION ROOMS \* STUDY \* EN-SUITE SHOWER ROOM \* FAMILY BATHROOM \* GARDENS \* DRIVEWAY PARKING \* FORMER GARAGE NOW STORE ROOM \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZED WINDOWS \* INTERNAL VIEWING HIGHLY RECOMMENDED \***



## The accommodation

Comprises:

Front door opening to:

### Entrance Porch

Door to:

### Entrance Hall

Radiator, engineered Oak flooring, central heating thermostat, understairs storage cupboard.

### Cloakroom/Wc

Low level wc, wash hand basin with mixer tap set into cabinet, part tiled walls, chrome effect heated towel rail, consumer unit.

### Study

11'5 x 5'2 (3.48m x 1.57m)

Radiator, outlook to front.

Double doors from entrance hall opening to:

### Sitting Room

16'11 max x 11'4 max (5.16m max x 3.45m max)  
(16'11 max to double doors)

Radiator, doors opening to rear garden.

### Dining Room

12' x 8'9 (3.66m x 2.67m)

Radiator, outlook to front.

### Kitchen/Dining Room/Day Room

19'9 max x 13'4 (6.02m max x 4.06m)

(13'4 widening to 15'3 max)

Maximum overall measurements including depth of fitted units.

Spacious and extended room comprises one and a half bowl sink unit, work surface with base units below, range of wall mounted cupboards with under cupboard lighting, island unit having breakfast bar, two Beko under counter electric ovens, Neff induction hob and ceiling mounted extractor fan over, space for fridge/freezer, Kenwood dishwasher, downlighters, two Velux windows, double aspect with Bi-folding doors to side and rear.

### Utility Area

4'11 max x 4'3 (1.50m max x 1.30m)

(Maximum measurements including depth of fittings)

Worcester wall mounted gas fired boiler, space and plumbing for washing machine, space for tumble dryer, wall mounted cupboard, fitted worktop.

Stairs rising from hall to:

### First Floor Landing

Loft hatch to roof space, linen cupboard having shelving.

### Bedroom 1

12'6 max x 11'11 max (3.81m max x 3.63m max)

(12'6 to cupboard front)

Built-in wardrobe cupboards, radiator, outlook to front.

### En-Suite Shower Room

Spacious tiled shower cubicle, pedestal wash hand basin with mixer tap, low level wc, built-in cupboard with shelving, chrome effect heated towel rail, tiled floor, window to front.

### Bedroom 2

11'11 x 8'9 (3.63m x 2.67m)

Built-in cupboard, radiator, outlook to front.

### Bedroom 3

11'7 x 9'7 (3.53m x 2.92m)

Radiator, outlook to rear.

### Bedroom 4

9'6 x 8'9 (2.90m x 2.67m)

Radiator, outlook to rear.

### Family Bathroom

Bath with rainhead style shower over and hand held shower, shower screen, wash hand basin set into cabinet, adjacent low level wc with concealed cistern, heated towel rail, tiled floor, window to rear.

### Outside

Block paved area to front providing off road parking.

### Store Room (Former Garage)

18'4 max x 8'11 (5.59m max x 2.72m)

(18'4 max in depth reducing to 12'8 x 8'11 max in width reducing to 4'4)

Maximum measurements including depth of internal pillars, structures and fittings - former garage currently used as a store room, having light and power, up and over door to front.

### Rear Garden

Having area of level lawn, various patio areas, Pergola with raised pond below, outside light, outside power point, outside tap, gate to side of garden and gate to side of property providing access to driveway.

### NB

Invoice for Estate Rent charge 2024 £340.05

### COUNCIL TAX BAND:

Council Tax Band - 'F' Eastbourne Borough Council - currently £3,490.42 until March 2025.

### BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

### FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

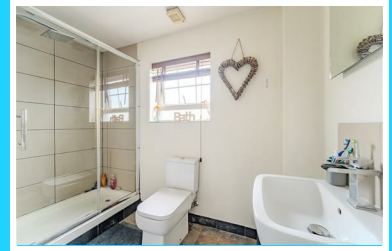
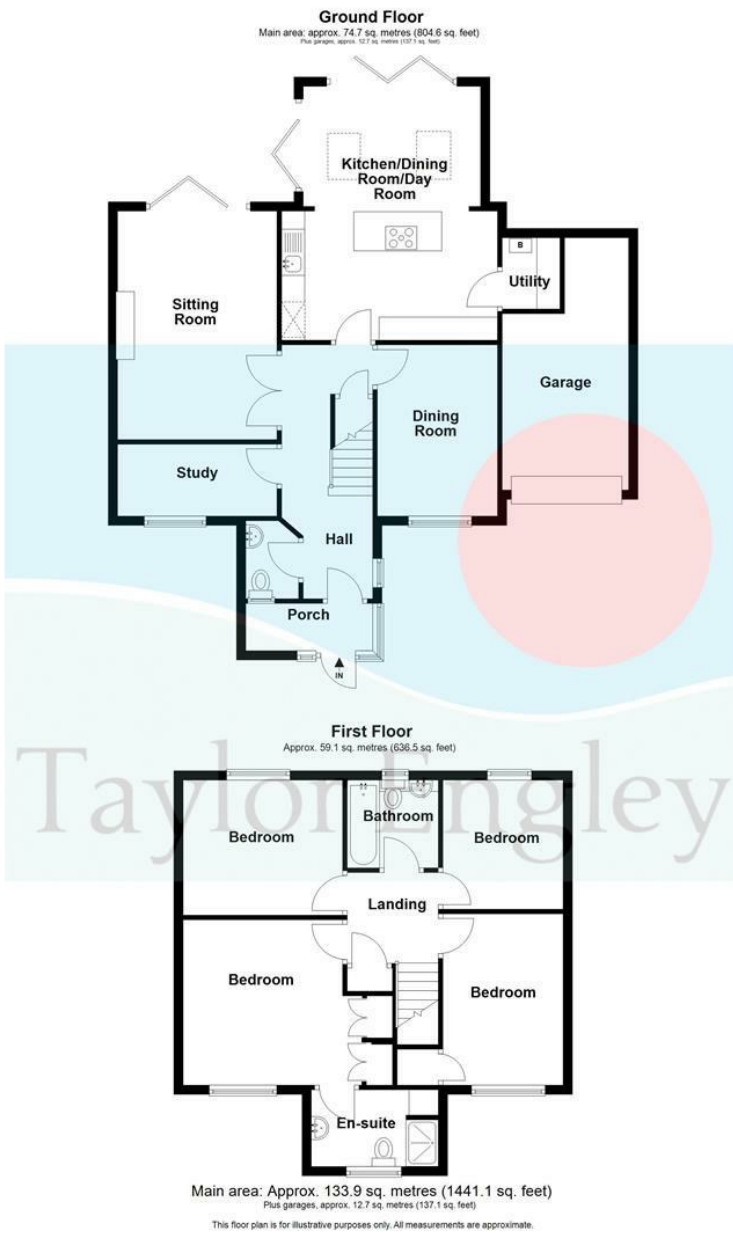
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| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  | 74                      | 82        |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

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