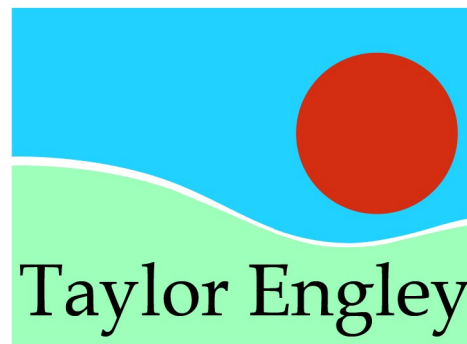


Valuers, Land & Estate Agents
6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

Tel: (01323) 722222
Fax: (01323) 722226

eastbourne@taylor-engley.co.uk
www.taylor-engley.co.uk



19 Phoenix Drive, North Harbour, Eastbourne, East Sussex, BN23 5PG
Guide Price £395,000 Freehold

An excellent opportunity to purchase this well presented and **DECEPTIVELY SPACIOUS THREE BEDROOMED TOWN HOUSE**, in this favoured North Harbour location. The property is noted to benefit from sealed unit double glazing, gas fired central heating, modern fitted kitchen/breakfast room, en-suite to master bedroom and is considered to be in good decorative order throughout. Additionally, the property offers secluded gardens to rear with a southerly aspect with access to on-site garage with driveway parking for several vehicles. The property is being sold Chain Free.



The property occupies a prime location being within close proximity to local shops and amenities in the nearby Sovereign Harbour Retail Park and Harbour Village whilst Eastbourne's town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately four miles distant.

*** ENTRANCE HALL * CLOAKROOM/WC * LIVING ROOM * KITCHEN/BREAKFAST ROOM * TWO FIRST FLOOR DOUBLE BEDROOMS * BATHROOM/WC * SECOND FLOOR MASTER BEDROOM WITH EN-SUITE * ON-SITE GARAGE * DRIVEWAY PARKING FOR SEVERAL VEHICLES * ENCLOSED SECLUDED GARDENS TO REAR WITH A SOUTHERLY ASPECT * CHAIN FREE ***



The accommodation

Comprises:

Covered Porch

With access to spacious storage area. Double glazed front door opening to:

Entrance Hall

Laminate beech flooring, radiator, spacious store cupboard.

Cloakroom/Wc

White suite comprising low level wc, hand wash basin with tiled splashback, radiator.

Kitchen/Breakfast Room

15'1 x 6'9 (4.60m x 2.06m)

Comprehensive range of matching eye and base level units with complimentary rolled edge moulded work top surfaces, inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in stainless steel eye level oven/grill, space and plumbing for washing machine and dishwasher, space for free standing fridge freezer, double radiator, television point, ceramic tiled flooring with complimentary wall tiling, concealed gas fired boiler for the provision of gas fired central heating and domestic hot water, double glazed windows to front.

Living Room

14' x 11'5 (4.27m x 3.48m)

Upvc French doors to rear garden, window to rear overlooking rear garden, television/satellite point, radiator, LED spotlighting, laminate beech flooring.

Stairs from hall rising to:

First Floor Landing

Cupboard housing Megaflo hot water tank, discreet study area ideal for working from home, radiator, window to front.

Bedroom 2

14' x 9'6 max (4.27m x 2.90m max)

Upvc windows to rear overlooking rear garden, radiator, built-in double wardrobe, television/satellite points.

Bedroom 3

10' x 7'3 (3.05m x 2.21m)

Upvc window to front, radiator, built-in double wardrobe.

Bathroom/Wc

8'8 x 6'5 (2.64m x 1.96m)

White suite comprising panelled bath with chrome grippers and chrome mixer with shower attachment over, fully tiled shower cubicle with thermostatic shower unit over, pedestal wash hand basin, low level wc, half tiled walls in complimentary tiling, extractor.

Stairs from first floor landing rising to:

Second Floor Landing

Master Bedroom

14' x 10'7 (4.27m x 3.23m)

(10'7 reducing to 8'8)

Upvc windows to rear, built-in double wardrobes, hatch to loft.

En-Suite

6'4 x 6'2 (1.93m x 1.88m)

White suite comprising panelled bath with chrome grippers and mixer tap with shower attachment over, low level wc, pedestal wash hand basin, double radiator, Velux window to front, part tiled walls.

Garage

17'7 x 8'2 (5.36m x 2.49m)

With dual access via the rear garden with personal access door. Power and light, up and over door, spacious storage above.

Off Road Parking

For several vehicles.

Rear Garden

Being a particular feature of the property with decking area leading to pea shingled area with ornamental fish pond, semi secluded with a southerly aspect. Pathway to garage

COUNCIL TAX BAND:

Council Tax Band - 'E' Eastbourne Borough Council - currently £2,953.44 until March 2025.

The vendor advises us of the following. January 2024 - December 2024. Sovereign Harbour Charge £102.95 and a sea defence charge of £248.97

BROADBAND AND MOBILE PHONE CHECKER:

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

www.checker.ofcom.org.uk

FOR CLARIFICATION:

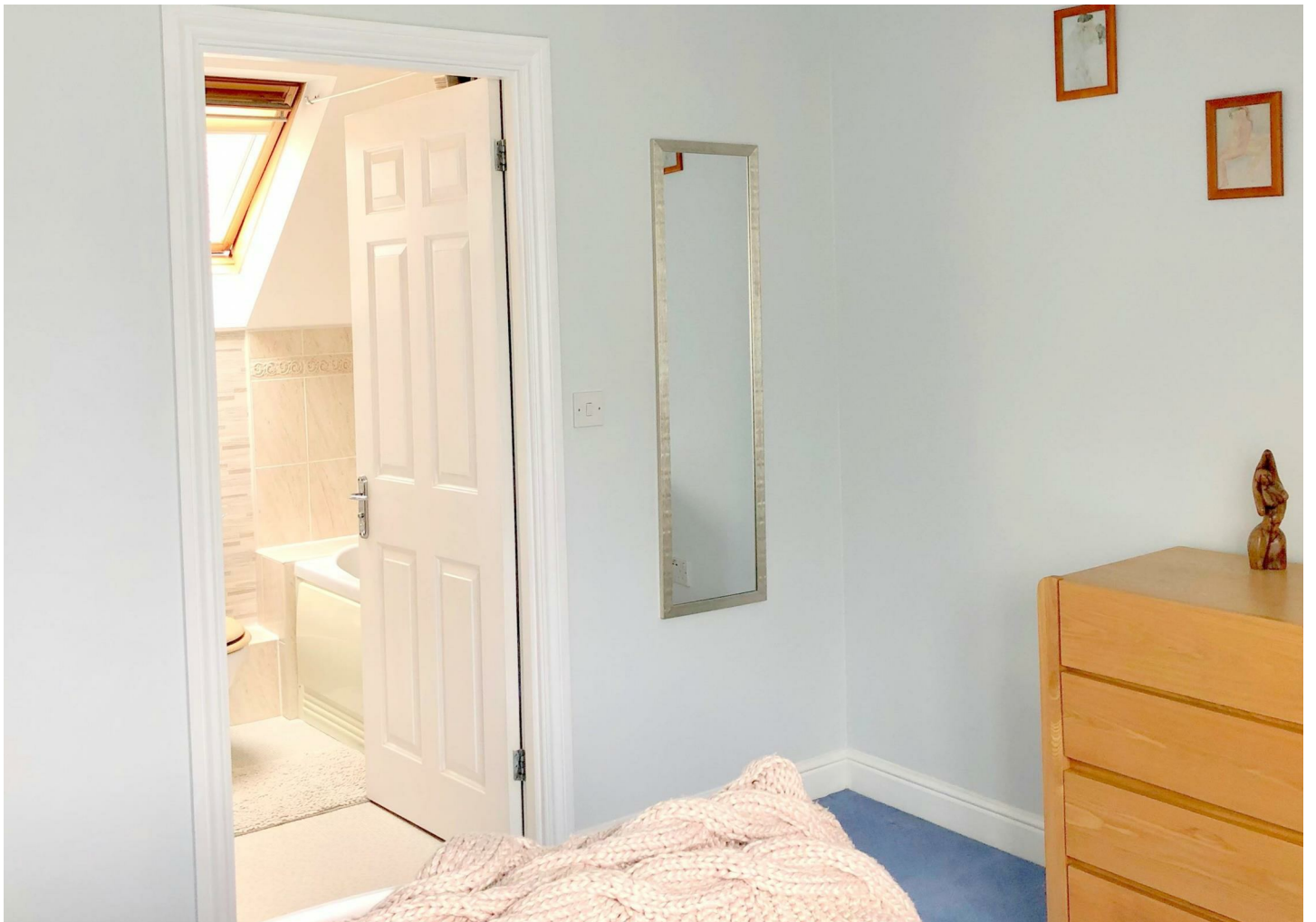
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

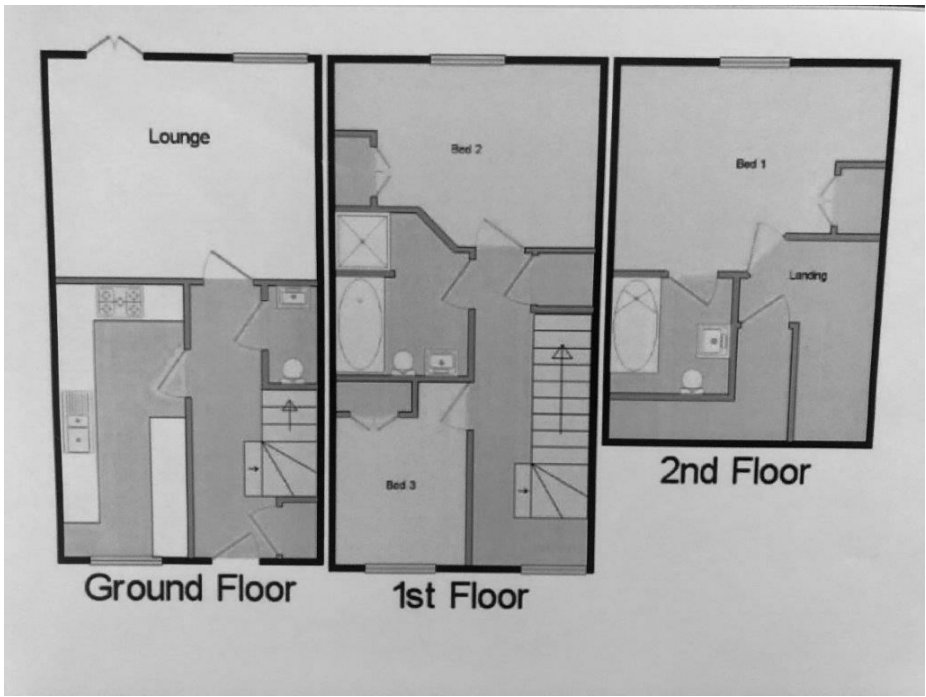
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEBY.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	72	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		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.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

Also at: 11 High Street, Hailsham, East Sussex BN27 1AL ☎(01323) 440000 Fax: (01323) 440750