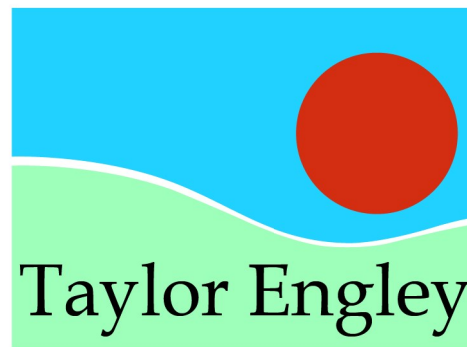


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8 Admiralty Crescent, Sovereign Harbour, Eastbourne, East Sussex, BN23 5PN
Guide Price £395,000 Freehold

An opportunity has arisen to acquire this TWO/THREE BEDROOMED MID TERRACED TOWN HOUSE, situated in this sought after Sovereign Harbour location. The property benefits from sealed unit double glazing, gas fired central heating, fitted kitchen/breakfast room, spacious sitting room with dining room/optional third bedroom. Additionally, the property offers master bedroom with en-suite shower room, integral garage with driveway parking and lawned gardens to rear. EPC = C



The property is conveniently located within easy walking distance of the Sovereign Retail Park at the Harbour Village whilst Eastbourne's town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately four miles distant.

*** COVERED ENTRANCE * HALL * CLOAKROOM/WC * KITCHEN/BREAKFAST ROOM * FIRST FLOOR LIVING ROOM * DINING ROOM/OPTIONAL BEDROOM BEDROOM 3 * SECOND FLOOR MASTER BEDROOM WITH EN-SUITE SHOWER ROOM * ONE FURTHER DOUBLE BEDROOM * FAMILY BATHROOM * ON-SITE GARAGE WITH DRIVEWAY PARKING * ATTRACTIVE GARDENS TO REAR ***



The accommodation

Comprises:

Covered Entrance

With front door to:

Entrance Hall

Radiator, coat stand, laminate oak flooring, steps to:

Cloakroom/Wc

Spacious white suite comprising contemporary close coupled wc, wall mounted wash hand basin, radiator, half tiled walls, obscure upvc window to rear.

Kitchen/Breakfast Room

12' x 9'7 (3.66m x 2.92m)

Comprehensive range of eye and base level units with inset single drainer stainless steel sink unit with mixer tap, Range of integrated Neff appliances including five burner gas hob with stainless steel extractor, stainless steel double oven, built-in microwave, integrated fridge, dishwasher, vinyl effect flooring, double glazed French doors providing access to rear garden.

Stairs rising to:

First Floor Landing

Living Room

14' x 12'6 (4.27m x 3.81m)

Upvc windows to front, feature fireplace surround, coved ceiling, radiator, television point, telephone point.

Stairs from half landing to:

En-Suite Shower Room

8'2 x 4'5 (2.49m x 1.35m)

White suite comprising fully tiled shower cubicle with thermostatic shower unit over, low level wc, pedestal wash hand basin, radiator, extractor.

Dining Room/Optional Bedroom 3

16' x 9'10 (4.88m x 3.00m)

Upvc windows to rear overlooking rear garden, radiator, coved ceiling, built-in cupboard housing recently installed Glow Worm Energy 7 gas boiler for the provision of gas fired central heating and domestic hot water.

Stairs from half landing to:

Second Floor Landing

Airing cupboard with copper lagged tank, immersion switch and slatted shelving.

Bedroom 2

9'10 x 9'2 (3.00m x 2.79m)

Upvc windows to rear, radiator, coved ceiling, television point.

Master Bedroom

11'5 x 10'4 (3.48m x 3.15m)

Upvc windows to front, two double radiators, built-in wardrobe with additional further storage, television point, telephone point, door to:

Family Bathroom

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

White suite comprising panelled bath with shower attachment over, pedestal wash hand basin with chrome fittings, low level wc, half tiled walls in complimentary tiling, low voltage downlighters, Velux window to rear.

Garage

Upvc and over door, power and light.

Driveway Parking

For one vehicle.

Rear Garden

Landscaped gardens with external power point, external tap, large area principally laid to decking, further area laid to lawn with close board fencing to sides and rear.

Outside

N.B SERVICE CHARGES

There is a visitors parking area immediately adjacent to the front of the property.

Communal gardens.

Sovereign Harbour Charge - £335.83 per year

Communal Service Charge - £82.00 per year

COUNCIL TAX BAND:

Council Tax Band -

BROADBAND AND MOBILE PHONE CHECKER:

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

www.checker.ofcom.org.uk

FOR CLARIFICATION:

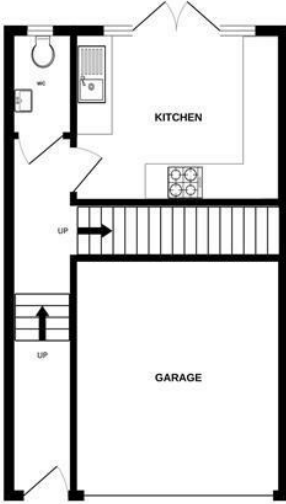
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

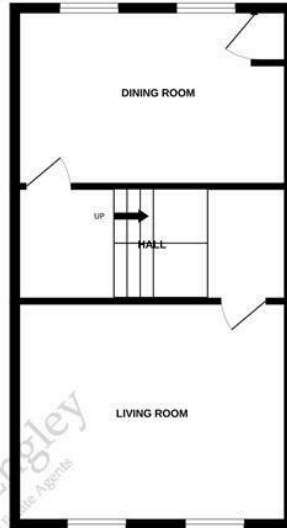
All appointments are to be made through TAYLOR ENGLELY.



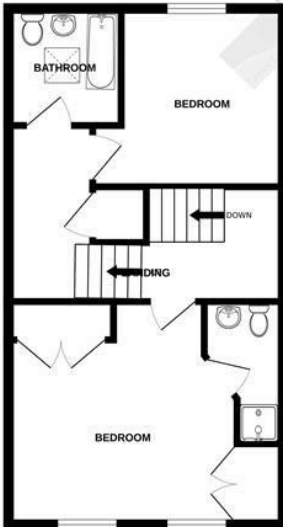
GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.

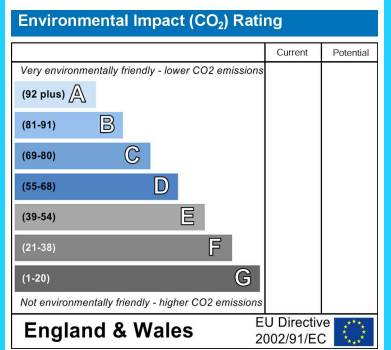
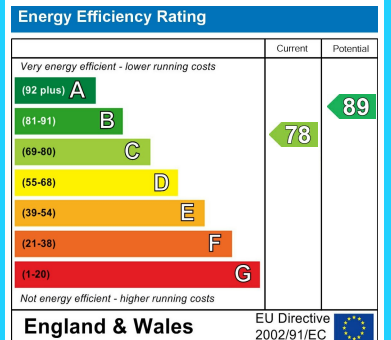
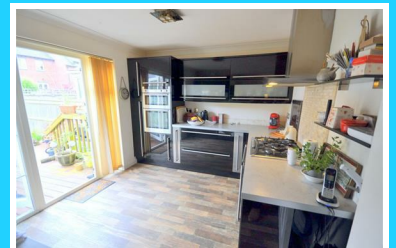


2ND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 1300 sq.ft. (120.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

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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.

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