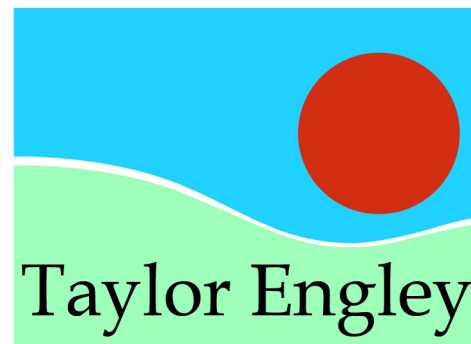


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7 Boston Close, South Harbour, Eastbourne, East Sussex, BN23 5RA

Asking Price £425,000 Freehold

A well presented THREE/FOUR BEDROOMED DETACHED HOME, located in the favoured Sovereign Harbour South 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 fitted kitchen/dining room, conservatory, study/optional ground floor bedroom 4, principal bedroom with en-suite and a family bathroom. Outside there is driveway parking and level gardens to front and rear. EPC=C.



The property is situated within the popular Sovereign Harbour South area being within walking distance of the Sovereign Harbour and coastline. Bus services serve the local area and local shops are available in Beatty Road and at the Crumbles Retail Park.

*** WELL PRESENTED THREE/FOUR BEDROOMED DETACHED HOME * GAS FIRED CENTRAL HEATING * DOUBLE GLAZED WINDOWS * SPACIOUS FITTED KITCHEN/DINING ROOM * CONSERVATORY * STUDY/OPTIONAL GROUND FLOOR BEDROOM 4 * PRINCIPAL BEDROOM WITH EN-SUITE * FAMILY BATHROOM * DRIVEWAY PARKING * LEVEL GARDENS * INTERNAL VIEWING HIGHLY RECOMMENDED ***



The accommodation

Comprises:

Front door opening to:

Entrance Vestibule

Door opening to:

Sitting Room

14'9 max x 10'5 max (4.50m max x 3.18m max)

Brick mock fireplace, two radiators, bay window to front with deep display window sill, door to study/optional ground floor bedroom 4.

Study/Optional Ground Floor Bedroom 4

11'6 (3.51m)

11'6 extending to 14'9 max into recess x 7'9 max (Former garage)

Radiator, built-in shelf, window to front.

Wide opening from sitting room to:

Kitchen/Dining Room

18'11 max x 10'5 max (5.77m max x 3.18m max) (10'5 reducing to 7'9).

Maximum measurements including depth of fitted kitchen units. Comprises single drainer sink unit with mixer tap, work surface with base units below, wall mounted cupboards, eye level Neff electric fan assisted oven with cupboard above and below, Bosch four ring ceramic hob with extractor fan over, Bosch slimline dishwasher, Bosch fridge/freezer, Bosch microwave, tiled floor, radiator, window and door to rear.

Patio door from dining area to:

Conservatory

10'4 x 8'9 (3.15m x 2.67m)

Tiled floor, radiator, doors opening to rear garden.

Cloakroom

Low level wc, wall mounted wash hand basin, radiator, part tiled walls, tiled floor with window to side.

Stairs rising from sitting room to:

First Floor Landing

Linen cupboard housing Ideal wall mounted gas fired boiler, loft hatch to roof space with fitted loft ladder and light.

Bedroom 1

12'6 x 10'2 (3.81m x 3.10m)

Double built-in wardrobe cupboard, radiator, outlook to rear.

En-Suite Shower Room

Shower cubicle, pedestal wash hand basin, low level wc, radiator, tiled walls, tiled floor, shaver point, downlighters, window to rear.

Bedroom 2

11'1 x 10'2 (3.38m x 3.10m)

Double built-in wardrobe cupboard, radiator, outlook to front.

Bedroom 3

8'6 x 7'11 (2.59m x 2.41m)

Radiator, outlook to front.

Bathroom

Bath with mixer tap and shower attachment, shower curtain, pedestal wash hand basin, low level wc, radiator, tiled walls, tiled floor, downlighters, shaver point, window to rear.

Outside

Driveway Parking

To front, area of level lawn.

Rear Garden

Patio area, level lawned area, some shrubs, outside tap, lean-to style timber garden store to side and gate to side.

NB

Invoice for Estate Rent Charge 2025 (Sovereign Harbour Charge) 1 January 2025 to 31 December 2025 £283.39

COUNCIL TAX BAND:

Council Tax Band - 'D' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:

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

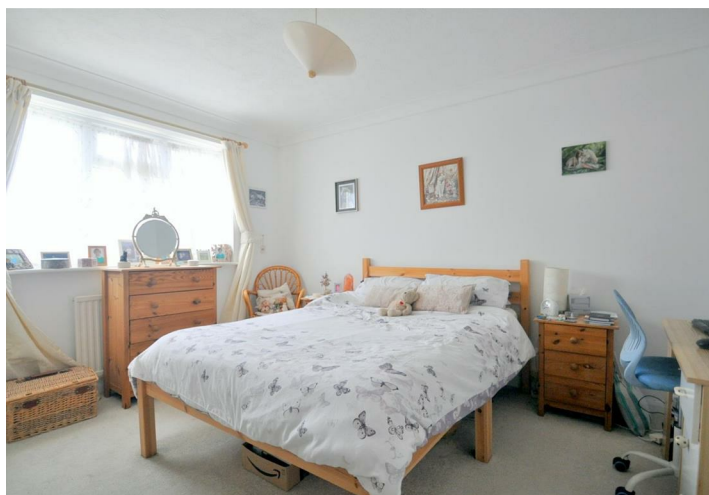
www.checker.ofcom.org.uk

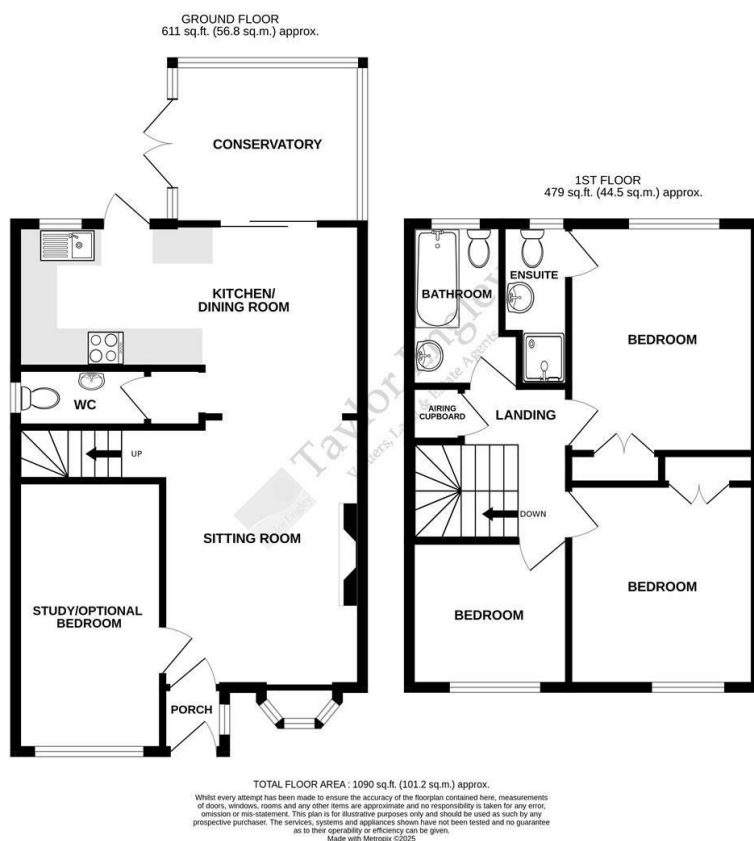
FOR CLARIFICATION:

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 ENGLE. Y.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	84
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.

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