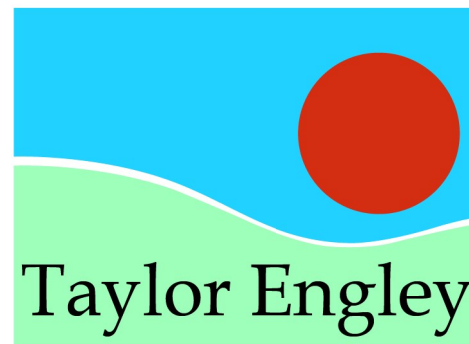


Valuers, Land & Estate Agents
6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

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

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



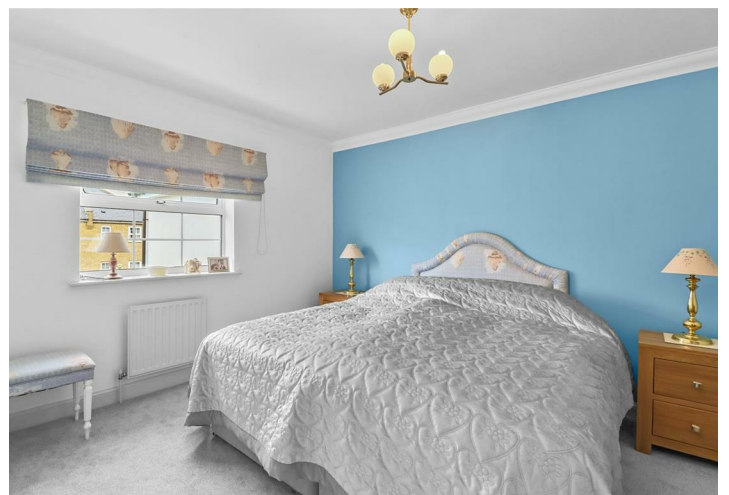
. St. Lawrence Mews, North Harbour, Eastbourne, East Sussex, BN23 5QD
Guide Price £675,000 Freehold

ENJOYING EXCELLENT VIEWS OVER THE ADJACENT SOVEREIGN HARBOUR NORTH WATERS - Taylor Engley are delighted to offer to the market this well presented and much improved FOUR BEDROOMED WATERSIDE TOWNHOUSE, located in the desirable Sovereign Harbour North area. the property is considered to be in excellent decorative order and has accommodation which is arranged over three floors and benefits from gas fired central heating and double glazed windows. Features include all principal rooms enjoying Sovereign Harbour Views, modern fitted kitchen/breakfast room with integrated appliances and access to waterside garden, first floor sitting room with access to balcony enjoying harbour views, principal bedroom with modern en-suite and a modern family bathroom. Outside there are garden areas to front and rear and a spacious 16' max x 15'6 max garage. The property is offered to the market Chain Free. EPC=C.



The property occupies an enviable position within the Sovereign Harbour North area being within level walking distance of the waterfront with its various restaurants and the Crumbles Retail Park, which offers a variety of shops. Bus services serve the local area whilst Eastbourne's town centre which offers a comprehensive range of shopping facilities and mainline railway station is approximately three and a half miles distant.

*** WATERSIDE TOWNHOUSE * DESIRABLE SOVEREIGN HARBOUR NORTH LOCATION *
 EXCELLENT HARBOUR VIEWS TO REAR * FIRST FLOOR BALCONY * FIRST FLOOR SITTING
 ROOM * GROUND FLOOR FITTED KITCHEN/BREAKFAST ROOM WITH INTEGRATED APPLIANCES
 * GROUND FLOOR DINING ROOM/OPTIONAL STUDY * PRINCIPAL BEDROOM WITH MODERN EN-
 SUITE SHOWER ROOM * MODERN FAMILY BATHROOM * SPACIOUS 16' MAX x 15'6 MAX GARAGE *
 GARDENS TO FRONT AND REAR * CHAIN FREE ***



The accommodation

Comprises:

Attractive covered open porch, front door to:

Entrance Hall

Radiator, central heating thermostat, understairs storage cupboard housing electric meter and consumer unit.

Cloakroom

Low level wc, wash hand basin with mixer tap set into cabinet, radiator, extractor fan.

Dining Room/Optional Study

12' max x 9'3 max (3.66m max x 2.82m max)

Radiator, outlook towards front garden.

Fitted Kitchen/Breakfast Room

18'4 max x 12'3 max (5.59m max x 3.73m max)

(Maximum measurements including depth of fitted units).

Feature room with harbour views - comprises stainless steel sink unit with mixer tap set into Quartz work surface with upstand, range of matching base and wall mounted cupboards, matching island unit, Caple under counter electric fan assisted oven, four burner gas hob with extractor fan over, Caple microwave, Beko fridge/freezer with adjacent pull out rack unit, Beko dishwasher, indesit washing machine, wall mounted cupboard housing Glow Worm gas fired boiler, radiator, downlighters, window to rear and double doors opening to rear garden.

Stairs rising from hall to:

First Floor Landing

Sitting Room

18'3 max x 12'3 (5.56m max x 3.73m)

(18'3 max including depth of chimney breast).

Enjoying views of the Sovereign Harbour North waters, fireplace with fitted living flame gas fire, radiator, window to rear and double doors opening to balcony.

Balcony

Spacious balcony enjoying views over the Sovereign Harbour North waters.

Bedroom 3

12'11 x 9'10 (3.94m x 3.00m)

(Currently used as study).

Radiator, outlook to front.

Bedroom 4

8'1 max x 6'8 max (2.46m max x 2.03m max)

Radiator, outlook to front.

Stairs rising to:

Second Floor Landing

Airing cupboard housing cylinder, loft hatch to roof space.

Bedroom 1

14'10 x 12'6 max (4.52m x 3.81m max)

(12'6 max reducing to 10'2 to cupboard front).

Double built-in wardrobe cupboard, radiator, outlook to rear with excellent views of the Sovereign Harbour North waters.

En-Suite Shower Room

Modern suite comprises shower cubicle, wash hand basin with mixer tap set into cupboard unit, low level wc, heated towel rail, downlighters, window to rear.

Bedroom 2

13'4 max x 9'10 max (4.06m max x 3.00m max)

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

Family Bathroom

Modern suite comprises bath with mixer tap over, separate shower cubicle, wash hand basin with mixer tap set into drawer unit, low level wc, chrome effect heated towel rail, downlighters, window to front.

Outside

Gardens to front and rear mainly laid to shingle. The back garden area enjoying views over the Sovereign Harbour North waters and having pathway leading to rear gate. The front garden area has a gate to side and a personal door to the garage.

Garage

16' max to door x 15'6 max (4.88m max to door x 4.72m max)

(Maximum measurements provided include depth of internal pillars, structures and fittings).

Spacious garage, pitched roof, light and power, electrically operated door to front.

N.B

Invoice for (Sovereign Harbour) Estate Rent Charge 2025 £345.60

Service Charge for period 1 January to 31 December 2025 £318.00

COUNCIL TAX BAND:

Council Tax Band - 'F' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:

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

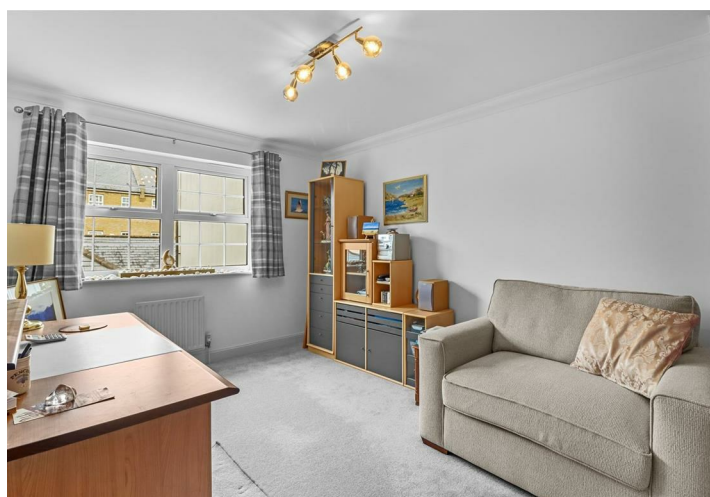
www.checker.ofcom.org.uk

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.

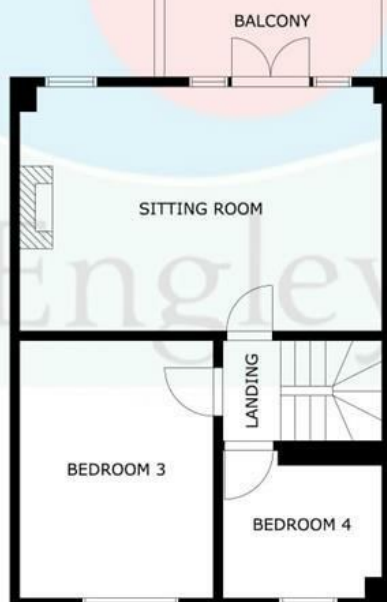
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.

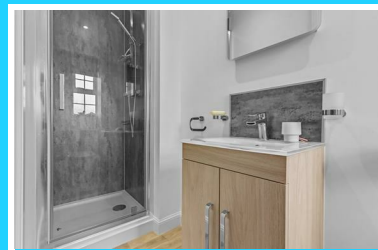
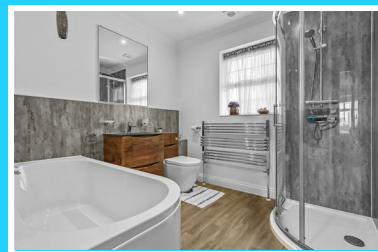








GROSS INTERNAL AREA
TOTAL: 133 m²/1,437 sq ft
FLOOR 1: 45 m²/484 sq ft, FLOOR 2: 44 m²/476 sq ft, FLOOR 3: 44 m²/477 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.

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