

Valuers, Land & Estate Agents

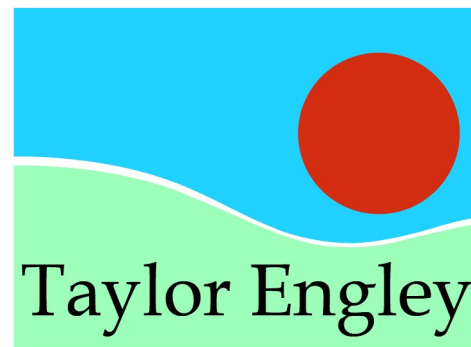
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5 White Point, Sovereign Harbour South, Eastbourne, East Sussex, BN23 5BP

Guide Price £990,000 Freehold

RARELY AVAILABLE FOUR BEDROOMED BEACH FRONT HOME. A securely gated property, forming part of an exclusive collection of 10 houses with direct beach access and panoramic sea views. Spacious and versatile accommodation, with designer features. Underfloor heating, bespoke designer kitchen with a range of NEFF appliances. Including 4 double bedrooms, 3 bathrooms, including 2 en-suites with 3 of the bedrooms having access to the balconies and spectacular panoramic views. The property is conveniently located being within close proximity and an easy walk to the Sovereign Harbour, accessing a range of cafes, bars and restaurants. Eastbourne town centre, with its mainline railway station and comprehensive shopping facilities is approximately 2-3 miles away. EPC=B.



The property enjoys views from Living, Kitchen and Master bedroom over the sea, two double bedrooms each having en suites and balconies. It is also conveniently located within close proximity to the Sovereign Harbour water front with a range of cafes, bars and restaurants within level walking distance.

*** HALL * CLOAKROOM/WC * BESPOKE KITCHEN WITH INTEGRATED NEFF APPLIANCES * UTILITY ROOM * FIRST FLOOR LIVING ROOM * BALCONY * BEDROOM 3 WITH EN-SUITE AND BALCONY * BEDROOM 4 WITH EN-SUITE SHOWER ROOM * SECOND FLOOR MASTER BEDROOM WITH EN-SUITE AND BALCONY * BEDROOM 2 WITH EN-SUITE AND BALCONY * DOUBLE GARAGE * GARDENS TO FRONT ***



The accommodation

Comprises:

Double glazed front door opening to:

Hall

Spacious hall.

Utility Room

8'2 x 8'0 (2.49m x 2.44m)

With plumbing and space for washing machine and tumble dryer with internal access to garage

Cloakroom

Low level wc, hand wash basin, heated towel rail.

Bespoke Kitchen

22'9 x 20'11 max (6.93m x 6.38m max)

With a comprehensive range of matching eye and base level units with marble effect worktop surfaces over with integrated Neff appliances including double oven, five burner induction hob, integrated dishwasher, full length refrigerator and fridge freezer, dining area with sliding door providing access to south facing terrace. Underfloor heating.

South Facing Balcony/Terrace

With far reaching southerly views towards Hastings to the east and the South Downs and Beachy Head to the west.

Stairs rising to:

First Floor Landing

Living Room

23'0 x 21'1 (7.01m x 6.43m)

Bright and spacious living room, leading to large balcony, with south facing extensive views, sliding double glazed doors.

Bedroom 3

13'5 x 13'1 (4.09m x 3.99m)

Built-in wardrobe with sliding doors, sliding door access to spacious balcony, upvc windows to rear.

En-Suite Shower Room

8'7 x 5'7 (2.62m x 1.70m)

Bedroom 3 and 4 share an en suite on lower first floor with contemporary white suite comprising Low level wc, shower cubicle.

Bedroom 4

13' x 8'3 (3.96m x 2.51m)

Underfloor heating with balcony.

En-Suite Shower Room

Stairs rising to:

Second Floor Landing

Principal Bedroom

17'2 x 15'2 (5.23m x 4.62m)

Sliding door access to front balcony with far reaching views. Wall to wall bespoke mirrored fitted wardrobes & shelves & hanging rails.

En-Suite Bathroom

11'7 x 7'0 (3.53m x 2.13m)

Roll top bath, separate shower unit, vanity unit with hand wash basin and heated towel rail.

Bedroom 2

13'7 x 13'4 (4.14m x 4.06m)

Sliding door access to spacious balcony with far reaching views. Wall to wall bespoke fitted wardrobes with shelves and hanging rails.

En-Suite Shower Room

9'0 x 8'3 (2.74m x 2.51m)

Contemporary white suite with double shower cubicle, hand wash basin, storage cupboard, heated towel rail.

Double Garage

19'6 x 16'5 (5.94m x 5.00m)

A carpeted garage, extra electrical and WIFI charging points. Workshop area with storage, ample parking to the front. With internal garage door to ground floor hallway. (Remote Controlled electric security gates & garage Door) Wall mounted gas boiler. Defibrillator. 2 outside taps.

Additional Parking

To front with space for several vehicles with access via electric security gates.

N.B

We have been advised by our clients that there is an annual Sovereign Harbour (Sea Defences) charge of £345.60 payable from 01 January 2025 until 31 December 2025

We have been further advised that there is a sewerage charge of £200 payable annually

COUNCIL TAX BAND:

Council Tax Band - 'G' 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.



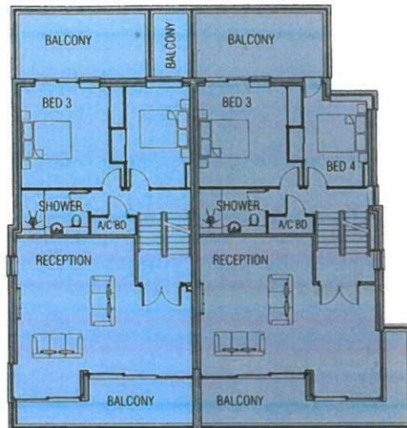
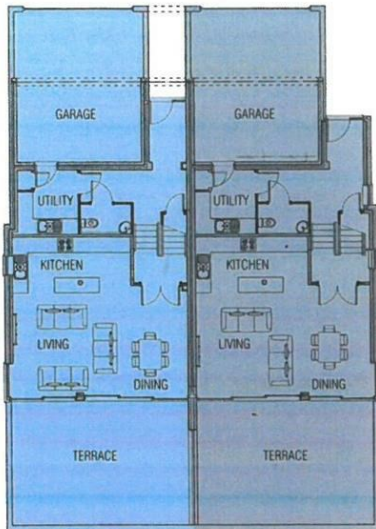






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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.

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