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Taylor Engley



2 Auckland Quay, North Harbour, Eastbourne, East Sussex, BN23 5AN

Asking Price £775,000 Freehold

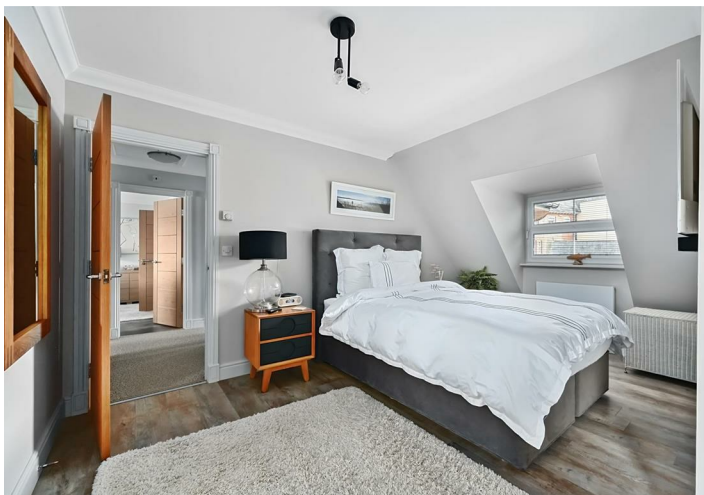
A beautifully presented and well appointed FOUR BEDROOMED DETACHED HOME, forming part of the highly desirable Henley Park at the Sovereign Harbour North. The property was constructed by Millward Homes and is considered to provide generously proportioned living accommodation with the benefit of gas fired central heating and double glazed windows. Features include a luxuriously equipped fitted kitchen/breakfast room with integrated appliances, two separate reception rooms, spacious orangery, two en-suites and a family bathroom.

Outside there are attractive landscaped gardens, a double garage and driveway parking for two cars. To appreciate this property fully an internal viewing is essential and highly recommended. EPC=C.



The property is conveniently located within the Sovereign Harbour North area being within level walking distance of the waterfront with its various restaurants and Crumbles Retails 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.

*** BEAUTIFULLY PRESENTED AND WELL APPOINTED DETACHED HOME * DESIRABLE HENLEY PARK DEVELOPMENT * EXCELLENT DECORATIVE ORDER * TWO RECEPTION ROOMS * LUXURY FITTED KITCHEN/BREAKFAST ROOM * SPACIOUS ORANGERY * FOUR BEDROOMS * TWO EN-SUITES * FAMILY BATHROOM * ATTRACTIVE LANDSCAPED GARDENS * DOUBLE GARAGE * DRIVEWAY PARKING FOR TWO CARS * EXCELLENT DECORATIVE ORDER * INTERNAL VIEWING HIGHLY RECOMMENDED ***



The accommodation

Comprises:

Front door opening to:

Entrance Hall

Tiled floor, understairs storage cupboard.

Cloakroom

Low level wc, wash hand basin with mixer tap set into drawer unit, chrome effect heated towel rail, part tiled walls, downlighters.

Double doors from hall to:

Sitting Room

18'4 max into bay window x 12'1 (5.59m max into bay window x 3.68m)
Attractive bay fronted room with fitted window shutters, tiled floor, vertical radiator and further radiator.

Second Reception Room

15'3 x 12' (4.65m x 3.66m)

Tiled floor, radiator, wide opening to kitchen/breakfast room and wide opening to orangery.

Spacious Orangery

12'9 max x 12'1 max (3.89m max x 3.68m max)

(12'9 max to doors x 12'1 max to doors).

(Currently used as a dining room). Feature room having two sets of Bi-fold doors providing access to rear garden and additional window to side. Glazed roof, downlighters, tiled floor with underfloor heating.

Fitted Kitchen/Breakfast Room

16'3 max x 11'2 max (4.95m max x 3.40m max)

(Maximum measurements including depth of fitted units).

Contemporary style Wren units and feature polished Granite style Dekton Khalo work surfaces with inset one and a half bowl sink unit having Quooker mixer tap over, range of base and wall mounted cupboards, Bosch electric double oven with adjacent Bosch microwave, Bosch fridge/freezer, adjacent storage cupboard with drawers, display shelving, Neff dishwasher, induction hob with extractor fan over, downlighters and feature ceiling lights, tiled floor, two windows to rear, door opening to utility room.

Utility Room

9' max x 5'11 max (2.74m max x 1.80m max)

Comprises single drainer one and a half bowl sink unit with base unit below, fitted wine cooler, wall mounted cupboards, central heating programmer, tiled floor, downlighters, radiator, window to rear and door to rear, personal door to garage.

Staircase with attractive oak glazed balustrade rising from entrance hall to:

First Floor Landing

Airing cupboard housing cylinder and shelving, loft hatch to roof space.

Bedroom 1

16'1 max x 15'6 max (4.90m max x 4.72m max)

(16'1 max to cupboard front)

'L' shaped room with maximum measurements provided, exclude recesses and include depth of sloping ceilings.

Attractive feature room with window to front and Velux window to rear, two double built-in wardrobe cupboards, two radiators, central heating thermostat.

En-Suite Shower Room

Spacious shower cubicle with rainhead style shower unit and hand held shower, wash hand basin with mixer tap set into cupboard unit, low level wc, chrome effect heated towel rail, tiled walls, tiled floor, downlighters, fitted mirror incorporating lighting, window to rear.

Bedroom 2

15'4 max x 9'9 (4.67m max x 2.97m)

(9'9 to wardrobe cupboard front extending to 12'1 max to wall).

Two built-in wardrobe cupboards, radiator, outlook to rear.

En-Suite Shower Room

Spacious shower cubicle with rainhead style shower unit and hand held shower, pedestal wash hand basin with mixer tap, low level wc, chrome effect heated towel rail, tiled walls, tiled floor, mirror fronted medicine cabinet, downlighters, window to side.

Bedroom 3

12'1 max x 11'10 max (3.68m max x 3.61m max)

Radiator, outlook to front.

Bedroom 4

11'3 max x 10'11 max (3.43m max x 3.33m max)

Radiator, outlook to rear.

Family Bathroom

Comprises bath with mixer tap and shower over, shower screen, wash hand basin with mixer tap set into drawer unit, low level wc, chrome effect heated towel rail, tiled walls, tiled floor, wall mounted mirror with light, downlighters, window to front.

Double Garage

Spacious double garage divided into two areas with wide opening between.

Garage Area 1

18'1 max to door x 9' max (5.51m max to door x 2.74m max)

(Maximum measurements including depth of internal fittings and structures).

Electrically operated up and over door, light, fitted shelving.

Garage Area 2

17'6 max to door x 9' max (5.33m max to door x 2.74m max)

(Maximum measurements including depth of internal fittings and structures).

Electrically operated up and over door, fitted work surface with space and plumbing for washing machine below, space for tumble dryer, Viessmann wall mounted gas fired boiler, personal door to utility room.

Outside

Front Garden

Having driveway parking for two cars and being laid to shingle with various shrubs.

Rear Garden

Beautifully landscaped garden having spacious paved patio areas, shingle beds and a feature timber framed pergola, various established shrubs, outside lighting and outside tap, gate to side.

N.B

Sovereign Harbour Charge 1st January 2025 to 31st December 2025 £345.60.

Service Estate Charge for 1st January 2025 to 31st December 2025 £441.48.

(All details concerning the outgoings are subject to verification).

COUNCIL TAX BAND:

Council Tax Band - 'F' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:

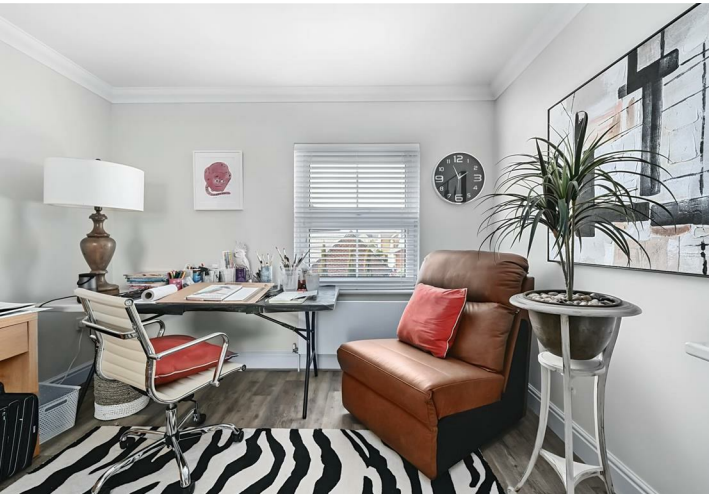
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

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 ENGLELY.

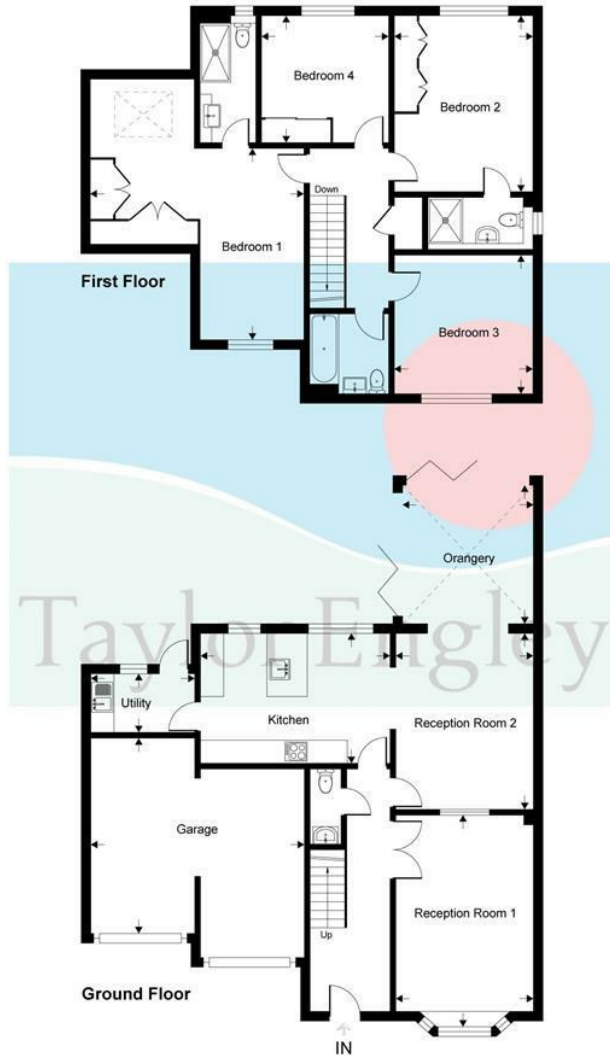






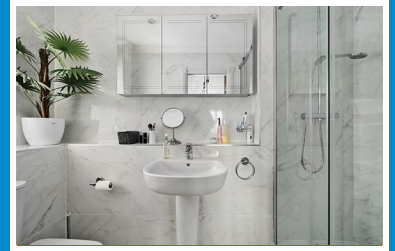
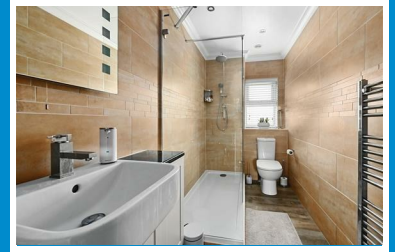
Auckland Quay, BN23

Approximate Gross Internal Area = 183.7 sq m / 1978 sq ft
Approximate Garage Internal Area = 28.4 sq m / 306 sq ft
Approximate Total Internal Area = 212.1 sq m / 2284 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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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		
	76	83

England & Wales

EU Directive
2002/91/EC

Environmental Impact (CO₂) 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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