



Key Features

- ◆ Four-bedroom, end-of-terrace town house
- ◆ Sought-after Sovereign Harbour location
- ◆ Garage and driveway
- ◆ Gated community
- ◆ Freehold
- ◆ EPC rating C



The Piazza, Sovereign Harbour South, Eastbourne

Guide Price: £450,000 - £475,000



Northwood are delighted to welcome to market this beautiful four-bedroom, three-bathroom, end-of-terrace town house in a gated community in the highly sought after Sovereign Harbour South.

Accommodation is arranged over three floors and comprises: dual aspect lounge/diner with balcony, modern fitted kitchen with central island, four bedrooms and three bathrooms (two of which are en suite).

Further benefits include: garage with light and power, double-glazing, driveway and front and rear gardens.

Located in a prestigious gated community in the heart of the much sought-after Sovereign Harbour South, this gorgeous modern townhouse is close to schools, the Waterfront shops, cafes and restaurants and the historic Martello Tower 66.





Please view our immersive virtual tour to fully appreciate this fantastic property: <https://tour.giraffe360.com/f5e6c46648b2468ea50726b7ebed41f/>

Mobile Phone Coverage and Broadband speeds can be checked on the Ofcom website: <https://checker.ofcom.org.uk/>

Council Tax Band F: £3490

£180 Estate Management per annum

£335 Harbour Charge per annum

Exterior and Approach

In the heart of Sovereign Harbour South, next to the marina in a gated community, this property was the show house for the Little Venice development.

As an end-of-terrace it benefits from a larger footprint and garden.

A block-paved driveway runs between two sections of garden to the garage and front door

Entrance Hall

1.20m x 3.44m (3'11" x 11'4")

L-shaped entrance hall with wood-effect laminate flooring, radiator, under-stairs storage and doors to all ground floor rooms

Bedroom 4

2.24m x 3.03m (7'4" x 9'11")

Single bedroom with wood-effect laminate flooring, radiator and uPVC double-glazing to front aspect

Cloakroom

1.08m x 1.42m (3'6" x 4'8")

Wood-effect laminate flooring, statement wallpaper over green and white tiles, heated towel rail and white suite comprising WC and basin





Kitchen

3.11m x 5.28m (10'2" x 17'4")

Gorgeous, modern fitted kitchen with uPVC double-glazed windows and French doors to rear aspect, wood-effect laminate flooring, white wall and floor units, marble-effect laminate worktop, central island/breakfast bar with inset black-glass electric hob under stainless-steel cooker hood, integrated fridge/freezer, washing machine, dishwasher and eye-level double-oven

First Floor Landing

2.06m x 4.30m (6'10" x 14'1")

Light-filled, L-shaped landing, carpeted with radiator, doors to all first-floor rooms and uPVC double-glazed window to front aspect

Lounge/Diner

5.27m x 6.58m (17'4" x 21'7")

Dual-aspect, L-shaped lounge/diner with uPVC windows/doors to front and rear aspects, inset spotlights, three radiators and wooden flooring tiles

Balcony

1.20m x 4.53m (3'11" x 14'11")

Rear-facing balcony accessed via two sets of French doors from lounge with views across the garden towards the harbour

Bathroom

1.89m x 2.38m (6'2" x 7'10")

Family bathroom with wood-effect laminate flooring, extractor fan, uPVC double-glazed window to rear aspect, heated towel rail, loft access and white suite comprising basin, WC and bath

Bedroom 3

2.39m x 2.67m (7'10" x 8'10")

Good-sized single bedroom, carpeted with uPVC double-glazing to front aspect, radiator and loft access

Second Floor Landing

1.12m x 3.11m (3'8" x 10'2")

Carpeted with radiator, doors to all second-floor rooms, loft access and uPVC double-glazed window to front aspect





Bedroom 2

2.69m x 3.14m (8'10" x 10'4")

Double-bedroom, carpeted with radiator, built-in wardrobe, uPVC window to front aspect and en suite

En Suite

1.03m x 2.26m (3'5" x 7'5")

En Suite shower room with white-tiled flooring, extractor fan, heated towel rail and white suite comprising basin, WC and shower cubicle

Bedroom 1

2.77m x 4.61m (9'1" x 15'1")

Large double-bedroom, carpeted with radiator, built-in wardrobes, uPVC windows to rear aspect and en suite

En Suite

2.02m x 2.41m (6'7" x 7'11")

En Suite bathroom with charcoal-tiled flooring, extractor fan, heated towel rail, uPVC double-glazed window to rear aspect and white suite comprising basin, WC and jacuzzi bath with rainfall shower over

Garage

2.41m x 5.38m (7'11" x 17'8")

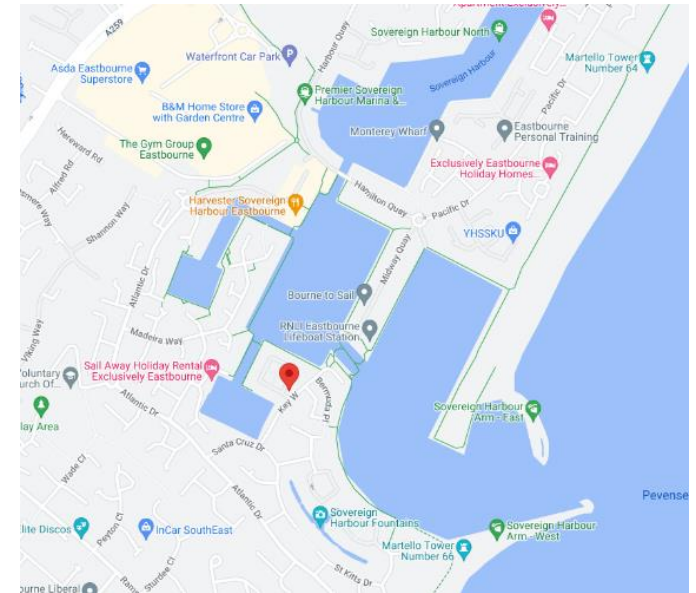
Carpeted with light, power and water, powered roller door to front aspect and uPVC French doors to rear garden

Rear Garden

Wrap around, courtyard garden zoned into patio and gravel areas with two solar-powered fountains and mature flower beds







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