

29 Hobart Quay, Eastbourne,
BN23 5PB

Freehold

Offers In Excess Of
£450,000



5 Bedroom 2 Reception 2 Bathroom



TOWN PROPERTY www.town-property.com info@town-property.com [01323 412200](tel:01323412200)

We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



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Being sold CHAIN FREE, this exceptional waterfront townhouse in the North Marina provides generous and versatile accommodation having been extended and also with the garage having been converted. Arranged with five bedrooms and two receptions, there is a well equipped front facing kitchen/breakfast room with fully integrated appliances and adjoining balcony whilst the sitting/dining room has a Juliette balcony and Westerly views over the secluded garden. Benefits also include a cloakroom, double glazed conservatory, en suite facilities and a family bathroom/wc and the property is considered to be in excellent decoration throughout. The waterfront cafes and restaurants, stunning beaches, Haven School and Crumbles shopping complex are also within walking distance and the surrounding Village of Pevensey Bay and the historic Pevensey Castle are also close by.

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29 Hobart Quay, Eastbourne, BN23 5PB**Main Features**

	Entrance Frosted double glazed door to-
• Extended Waterfront Townhouse	Entrance Porch Frosted double glazed window. Frosted inner door to-
• 5 Bedrooms	Cloakroom Low level WC. Wall mounted wash hand basin. Radiator. Frosted double glazed window.
• Cloakroom	
• 2nd Sitting Room/Large Office	Bedroom 4 (Former Garage) Radiator. Carpet. Double glazed window to front aspect.
• Double Glazed Conservatory	2nd Sitting Room/Large Office Radiator. Wood laminate flooring. Double glazed window to rear aspect.
• Sitting Room Area & Dining Room Area	Double Glazed Conservatory Wall mounted electric heater. Wood laminate flooring. Double glazed window to rear aspect. Sliding double glazed doors to rear.
• Kitchen/Breakfast Room	
• Bathroom/WC & En-Suite Shower Room/WC to Master Bedroom	Stairs from Ground to First Floor Sitting Room Area Radiator. Fireplace with surround and mantel above and inset electric fire. Wood laminate flooring. Double glazed window to rear aspect. Juliette balcony.
• Secluded Rear Garden & Driveway for up to 2 Cars	Dining Room Area Wood laminate flooring.
• CHAIN FREE	Kitchen/Breakfast Room Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Fully integrated with inset four ring electric hob and electric combination and convectional ovens. Integrated dishwasher, washer/dryer, fridge freezer, drinks chiller and coffee machine. Breakfast bar. Range of wall mounted units and extractor. Wood laminate flooring. Double glazed window to front aspect. Double glazed door to balcony.
	Bathroom/WC Panelled whirlpool bath with mixer tap, shower attachment and shower screen. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC set in vanity unit. Radiator. Tiled flooring. Fully tiled walls.

Stairs from First to Second Floor Landing:
Wood laminate flooring. Airing cupboard.

Master Bedroom
Radiator. Built in wardrobe. Wood laminate flooring. Double glazed window to front aspect overlooking to waterfront.

En-Suite Shower Room/WC
Shower cubicle with wall mounted shower. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls.

Bedroom 3
Radiator. Wood laminate flooring. Double glazed window to rear aspect with views towards Pevensey.

Bedroom 5/Study
Radiator. Wood laminate flooring. Double glazed window to rear aspect with views towards Pevensey.

Staircase from Second to Top Floor Landing

Bedroom 2
Velux windows to front and rear aspects with views towards Pevensey and across the waterfront.

Outside
There is a secluded and landscaped rear garden which enjoys a Westerly aspect. This has gated rear access.

Parking
There is a driveway for up to two cars to the front of the property.

Council Tax Band = E

EPC = C