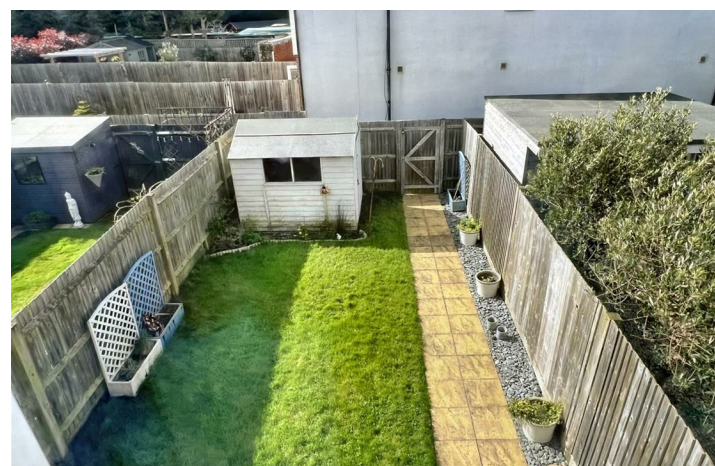


3 Sovereign Close,
Eastbourne, BN23 6FE

Freehold

£399,950



3/4 Bedrooms 1/2 Reception 2 Bathroom



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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.



TOWN PROPERTY



01323 412200

Freehold

3/4 Bedrooms 1/2 Reception 2 Bathroom

£399,950



3 Sovereign Close, Eastbourne, BN23 6FE

Located just yards from the Crumbles shopping complex, this modern and stylish townhouse is also just a short walk from the exciting marina development and picturesque seafront. Forming part of an exclusive close built just over 10 years ago, this spacious property is arranged with three/quarter bedrooms, one/two receptions and boasts two en suites. In addition, there is a generously proportioned kitchen/dining room, adjoining utility room and a useful cloakroom. In excellent decorative order throughout, there is also a lawned and patio rear garden. Allocated and visitors parking also exists. Eastbourne town centre is approximately two and a half miles distant.

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3 Sovereign Close, Eastbourne, BN23 6FE

£399,950

Main Features

- Townhouse
- 3/4 Bedrooms
- Cloakroom
- Study/Bedroom 4
- Kitchen/Dining Room
- Utility Room
- Sitting Room
- En-Suite Jack & Jill Shower Room/WC
- Bathroom/WC
- Garden & 2 Allocated Parking Spaces

Entrance
Frosted double glazed door to-

Entrance Hallway
Radiator. Understairs cupboard. Carpet.

Cloakroom
Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Tiled flooring. Part tiled walls. Frosted double glazed window.

Study/Bedroom 4
11'3 x 8'6 (3.43m x 2.59m)
Radiator. Carpet. Double glazed window to front aspect.

Kitchen/Dining Room
15'6 x 12'10 (4.72m x 3.91m)
Range of units comprising of bowl and a half single drainer sink unit and mixer tap with surrounding upstands and work surfaces with cupboards and drawers under. Inset four ring gas hob and new electric oven under. Integrated fridge freezer. Range of wall mounted units. Extractor. Concealed wall mounted gas boiler. Radiator. Tiled flooring. Double glazed window to rear aspect. Double glazed double doors to rear garden.

Utility Room
8'7 x 5'4 (2.62m x 1.63m)
Range of wall mounted units. Single drainer sink unit with mixer tap with work surfaces and cupboards under. Space and plumbing for washing machine and dishwasher. Tiled flooring. Radiator.

Staircase from Ground to First Floor Landing:
Radiator. Access to loft (not inspected).

Sitting Room
15'5 x 12'8 (4.70m x 3.86m)
Radiator. Carpet. Double glazed window to front aspect.

Master Bedroom
15'10 x 10'9 (4.83m x 3.28m)
Radiator. Carpet. Double glazed window to rear aspect.

En-Suite Jack & Jill Shower Room/WC
Shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Tiled flooring. Part tiled walls. Door to landing.

Stairs from First to Second Floor Landing

Bedroom 2
15'6 x 11'11 (4.72m x 3.63m)
Radiator. Carpet. Double glazed window to front aspect.

Bedroom 3
15'7 x 10'7 (4.75m x 3.23m)
Radiator. Carpet. Double glazed window to rear aspect with views towards the South Downs.

Bathroom/WC
Panelled bath with mixer tap, shower attachment and shower screen. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Part tiled walls. Tiled flooring.

Outside
There is a lawned and patio rear garden with surrounding fencing and a shed.

Parking
In addition to the two allocated parking spaces, there is also visitors parking available.

Agents Note:
There is an annual management charge of £150 per annum.

Council Tax Band = D

EPC = B