

11 Barbuda Quay, Eastbourne, BN23 5SX



5 Bedroom

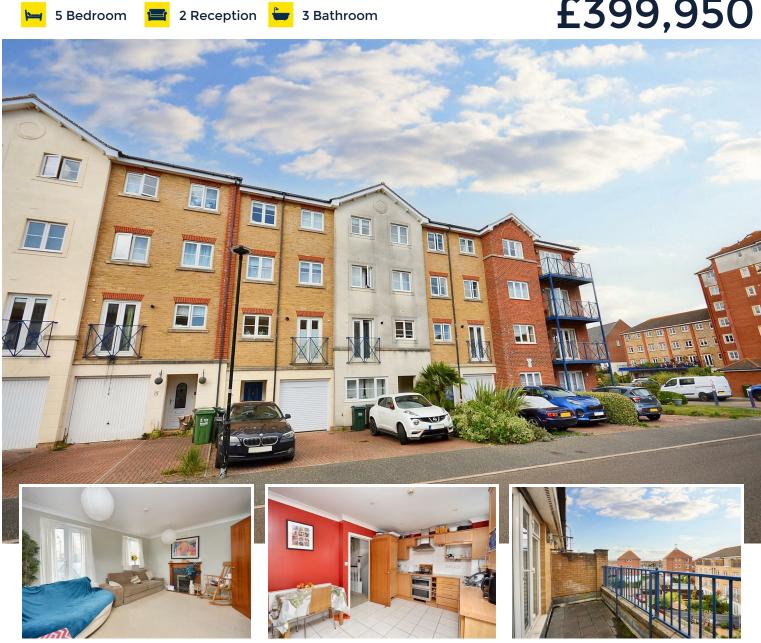
2 Reception **£** 3 Bathroom

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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.

£399,950

Freehold



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Substantial and versatile accommodation spanning four floors and situated in the Sovereign Harbour, just moments away from the vibrancy of nearby restaurants, cafes, shops and the Crumbles retail park. Comprising; driveway, storm porch, entrance hall, ground floor shower room, dining room and converted garage to a self contained room with a kitchenette area. The First floor offers full width kitchen diner plus additional full width lounge, both benefitting from Juliette balconies and a cloakroom. The second floor has a further 2 full width bedrooms and a bathroom. The top (third floor) has the a further bedroom in addition to the principle suite; with its own dressing area, balcony and en-suite.



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	Main Features	EPC = C	Bedroom 2 14'10 x 10'5 (4.52m x 3.18m)
	Four Floor Townhouse	Council Tax Band = E Entrance Porch	Two double glazed windows, radiator, power point sock wardrobes.
	5 BedroomsCloakroom	Entrance Hall Door to under stairs storage cupboard	Bedroom 3 14'10 x 9'9 (4.52m x 2.97m) Two double glazed windows, radiator, power point sock
	Dining RoomLounge	Shower Room Comprising a shower cubicle, wash hand basin, low level WC, radiator, part tiled walls and tiled flooring.	Bathroom Comprising panelled enclosed bath with mixer spray un wash hand basin, low level WC, tiled walls, tiled flooring
	Kitchen	Dining Room 14'10 x 7'11 (4.52m x 2.41m) Double glazed window, double glazed French style doors to garden.	Stairs from Second to Third Floor Landing
	En-suite to Master Bedroom		Master Bedroom 14'10 x 10'6 (4.52m x 3.20m)
 Dressing Area Bathroom/WC Harbour Views 	Studio Room/Bedroom 5 18'7 x 7'2 (5.66m x 2.18m)	Double glazed window, double glazed French style door	
	Bathroom/WC	Double glazed window, power point socket, radiator, built in	with views to harbour.
	• Harbour Views	kitchenette. Stairs from Ground to First Floor Landing	Dressing Area/Cupboard Area Built in wardrobes
		Cloakroom Comprising low level WC and wash hand basin.	En-Suite Bathroom Panelled enclosed bath, mixer spray unit, pedestal wasł low level WC, part tiled walls, tiled flooring.
		Lounge (L Shaped) 16'5 (max) x 14'10 (max) (5.00m (max) x 4.52m (max)) Two radiators, french style patio doors opening onto a Juliet balcony and double glazed windows, feature fireplace.	Outside 40'0 x 15'9 (12.19m x 4.80m) Front & Rear Gardens, the rear garden has a patio leadir area and then decking towards the rear.
		Kitchen 14'10 x 10'7 (4.52m x 3.23m) Comprising a modern range of wall and base level units with work surfaces and inset sink unit, built in gas hob and Neff electric oven, integrated washing machine, integrated washing machine, dish washer and fridge/freezer. Tiled flooring and double window and French style doors opening onto Juliet balcony.	Driveway For off road parking
		Stairs from First to Second Floor Landing	

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ockets, built in

ocket.

unit, pedestal ring, radiator.

oor to Balcony

ash hand basin,

ding to a shale

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Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.