

11 Barbuda Quay,  
Eastbourne, BN23 5SX

Freehold

£399,950



5 Bedroom 2 Reception 3 Bathroom



TOWN PROPERTY [www.town-property.com](http://www.town-property.com) [info@town-property.com](mailto:info@town-property.com) 01323 412200

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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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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**£399,950****Main Features**

- Four Floor Townhouse
- 5 Bedrooms
- Cloakroom
- Dining Room
- Lounge
- Kitchen
- En-suite to Master Bedroom
- Dressing Area
- Bathroom/WC
- Harbour Views

EPC = C

Council Tax Band = E

Entrance Porch

Entrance Hall

Door to under stairs storage cupboard

Shower Room

Comprising a shower cubicle, wash hand basin, low level WC, radiator, part tiled walls and tiled flooring.

Dining Room

14'10 x 7'11 (4.52m x 2.41m)

Double glazed window, double glazed French style doors to garden.

Studio Room/Bedroom 5

18'7 x 7'2 (5.66m x 2.18m)

Double glazed window, power point socket, radiator, built in kitchenette.

Stairs from Ground to First Floor Landing

Cloakroom

Comprising low level WC and wash hand basin.

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.

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.

Stairs from First to Second Floor Landing

Bedroom 2

14'10 x 10'5 (4.52m x 3.18m)

Two double glazed windows, radiator, power point sockets, built in wardrobes.

Bedroom 3

14'10 x 9'9 (4.52m x 2.97m)

Two double glazed windows, radiator, power point socket.

Bathroom

Comprising panelled enclosed bath with mixer spray unit, pedestal wash hand basin, low level WC, tiled walls, tiled flooring, radiator.

Stairs from Second to Third Floor Landing

Master Bedroom

14'10 x 10'6 (4.52m x 3.20m )

Double glazed window, double glazed French style door to Balcony with views to harbour.

Dressing Area/Cupboard Area

Built in wardrobes

En-Suite Bathroom

Panelled enclosed bath, mixer spray unit, pedestal wash hand basin, low level WC, part tiled walls, tiled flooring.

Outside

40'0 x 15'9 (12.19m x 4.80m)

Front &amp; Rear Gardens, the rear garden has a patio leading to a shale area and then decking towards the rear.

Driveway

For off road parking