



# TOWN PROPERTY



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Freehold



5 Bedroom



2 Reception



2 Bathroom

## £375,000



### 49 Barbuda Quay, Eastbourne, BN23 5SX

Impressive four storey Town House in the ever popular Sovereign Harbour, being sold with no chain and comprised of; four/five bedrooms with the principle bedroom offering a private balcony with sea view, dressing area and en-suite. The entire first floor is open plan lounge/kitchen with front and back Juliet balconies, a courtyard garden with decked seating area and converted garage to an internal room with a brick laid driveway to the front. The ground floor WC is currently redundant with plumbing available and does require being re-fitted. Internal viewing comes heavily recommended to avoid disappointment.

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## Main Features

- Impressive Four Storey Townhouse
- Five Bedrooms
- Lounge/Kitchen
- Bathroom/WC
- En-Suite Bathroom/WC
- Dressing Area in Master Bedroom
- Juliette Balconies
- Lawn & Decked Rear Garden
- Driveway
- CHAIN FREE

## Entrance

Double glazed front door to-

## Hallway

Radiator. Two storage cupboards.

## Converted Garage

Radiator.

## Redundant WC

Formally a WC with plumbing available to be reverted back.

## Reception Room/Bedroom

Radiator. Double glazed window to rear aspect. Double glazed door to rear.

## Stairs from Ground to First Floor Landing

## Lounge/Kitchen

The room occupies entire first floor it is dual aspect with Juliette balconies to front and rear. Gas boiler. Radiator. Fitted range of wall and base units with surrounding stone worktops. Electric hob with electric oven under. Integrated dishwasher. Extractor hood.

## Stairs from First to Second Floor Landing

Airing cupboard.

## Bedroom 3

Radiator. Double glazed windows to front aspect.

## Bedroom 2

Built in wardrobe. Radiator. Double glazed windows to rear aspect.

## Bathroom/WC

Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level WC. Heated towel rail. Part tiled walls. Tiled flooring.

## Stairs from Second to Third Floor Landing

Loft access (not inspected).

## Bedroom 4

Radiator. Full length and height fitted wardrobes.

## Bedroom 1

Radiator. Separate dressing area with built in wardrobes. Double glazed double doors to balcony.

## En Suite Bathroom/WC

Panelled bath with mixer tap and wall mounted shower. Low level WC. Pedestal wash hand basin. Heated towel rail. Part tiled walls. Tiled flooring. Frosted double glazed window.

## Garden

The garden is laid partly to astro turf and partly decked.

## Parking

There is a driveway to the front of the property with parking for one vehicle.

**COUNCIL TAX BAND = E**

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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.