

30 St. Lawrence Mews,  
Eastbourne, BN23 5QD

Freehold  
Guide Price  
£705,000 - £725,000



4/5 Bedroom 1/2 Reception 2 Bathroom

Freehold



TOWN PROPERTY



01323 412200

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Wonderful Southerly facing views across Eastbourne's exciting marina development can be enjoyed from this prestigious waterfront townhouse that is arranged with four/five bedrooms. Featuring a well appointed kitchen/dining room with mostly integrated appliances and access to the rear terrace and garden, the property is notable for its first floor sitting room with media wall and access onto a generous balcony. Well maintained throughout further benefits include a cloakroom, study/bedroom 5 and the property is further complimented with a luxurious en suite shower room/wc and family bathroom/wc. There is an additional front garden which offers much seclusion and includes Indian sandstone patio, a garden pond and side access. A DOUBLE GARAGE is also included. The Yacht Club, marina waterfront shops and restaurants, Crumbles shopping complex and the Doctors surgery are all within close walking distance whilst Pevensey Bay and Eastbourne town centre are easily accessible via road and bus links.

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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.

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Main Features

- Elegant Waterfront Townhouse
- 4/5 Bedrooms
- Cloakroom
- Study/Bedroom 5
- Kitchen/Dining Room
- Sitting Room & Balcony
- En Suite Shower Room/WC & Family Bathroom/WC
- Rear Terrace & Front and Rear Gardens
- Double Garage
- Wonderful South Facing Views Across Marina

**Entrance**  
Covered entrance with frosted double glazed door to-

**Entrance Hallway**  
Radiator. Carpet. Understairs cupboard. Shoe cupboard.

**Cloakroom**  
Low level WC. Wall mounted wash hand basin with mixer tap Wood laminate flooring. Radiator. Frosted double glazed window.

**Study/Bedroom 5**  
12'1 x 9'2 (3.68m x 2.79m)  
Radiator. Wood laminate flooring. Double glazed window to front aspect.

**Kitchen/Dining Room**  
18'5 x 12'1 (5.61m x 3.68m)  
Range of units comprising bowl and a half ceramic sink unit with mixer tap and surrounding oak worktops with cupboards and drawers under. Inset four ring gas hob and eye level double oven. Integrated dishwasher. Central island with oak worktops and cupboards, shelving and wine racks under. Space for fridge freezer. Tiled flooring. Radiator. Double glazed window to rear aspect. Double glazed doors to rear terrace and garden.

**Stairs from Ground to First Floor Landing**  
Carpet.

**Sitting Room**  
17'5 x 12'1 (5.31m x 3.68m)  
Radiator. Engineered oak flooring. Double glazed window to rear aspect. Double glazed double doors to rear balcony.

**Bedroom 2**  
12'10 x 9'7 (3.91m x 2.92m)  
Radiator. Carpet. Double glazed window to front aspect.

**Bedroom 4**  
8'1 x 7'3 (2.46m x 2.21m)  
Radiator. Wood laminate flooring. Double glazed window to front aspect.

**Stairs from First to Second Floor Landing**  
Airing cupboard. Access to boarded loft (not inspected).

**Master Bedroom**  
13'5 x 12'4 (4.09m x 3.76m)  
Bamboo flooring. Radiator. Fitted wardrobes. Double glazed window to front aspect. Door to-

**Luxury En Suite Shower Room/WC**  
Walk in shower cubicle with wall mounted shower. Vanity unit with inset wash hand basin. Low level WC. Luxury vinyl flooring. Radiator. Frosted double glazed window.

**Bedroom 3**  
10'11 x 9'8 (3.33m x 2.95m)  
Radiator. Carpet. Built in wardrobe. Airing cupboard. Double glazed window to front aspect. Door to-

**Jack and Jill Bathroom/WC**  
Panelled bath with mixer tap, shower screen and shower attachment. Pedestal wash hand basin. Low level WC. Heated towel rail. Wood laminate flooring. Part tiled walls. Frosted double glazed window.

**Outside**  
16'3 x 15'8 (4.95m x 4.78m)  
There are lovely marina facing gardens to the rear of the property which are split level and laid to patio. There is also a covered terrace with composite decking. In addition, there is gated side access and this leads to the secluded front garden which is laid to Indian sandstone patio and features a pond.

**Double Garage**  
Remote roller door. Light & power. Fitted range of wall and base units. Utility sink and mixer tap. Space and plumbing for washing machine and tumble dryer. Overhead storage.

**COUNCIL TAX BAND = F**

**EPC = C**

**AGENTS NOTE:**  
There is an annual management charge of £318.00 to Elite Property Management. There is an annual sea defence fee of £345.60

