

1 Antigua Close,
Eastbourne, BN23 5SZ

Freehold

£450,000



4 Bedroom 1 Reception 2 Bathroom



TOWN PROPERTY

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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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A beautifully presented four bedroom double fronted detached house situated on the popular Sovereign Harbour South development. Having undergone much improvement the house provides spacious and well proportioned accommodation comprising of four spacious bedrooms, the master having an En Suite shower room, a further family bathroom, double aspect lounge/dining room, double aspect refitted kitchen/breakfast room with integrated appliances and a ground floor cloakroom. The rear garden is mainly laid to artificial lawn and there is a garage with a roller shutter door. The Harbour bars, shops and restaurants are within easy walking distance.

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Main Features

- Double Fronted Detached House
- Four Bedrooms
- Ground Floor Cloakroom
- Double Aspect Lounge
- Kitchen/Breakfast Room
- En Suite Shower Room/WC
- Family Bathroom/WC
- Decked & Artificial Lawn
- Rear Garden
- Garage & Driveway with EV Charging Point
- Close to Harbour Shops, Restaurants & Bars

Entrance

Front door to-

Hallway

Coved ceiling. Stairs to first floor. Understairs cupboard. Door to garden.

Ground Floor Cloakroom

Low level WC. Wash hand basin. Part tiled walls. Radiator. Frosted double glazed window.

Double Aspect Lounge

23'3 x 11'7 (7.09m x 3.53m)

Two radiators. Coved ceiling. Double glazed bay window to front aspect. Double glazed double doors to rear garden.

Kitchen/Breakfast Room

22'5 x 12'0 (6.83m x 3.66m)

Modern range of grey high gloss wall and base units, worktops with inset bowl and a half sink unit with mixer tap. Inset five ring gas hob with extractor above. American style fridge freezer. Built in oven, microwave and coffee machine. Space and plumbing for washing machine, tumble dryer and dishwasher. Two radiators. Wood effect flooring. Double glazed window to rear aspect. Double glazed bay window to front aspect.

Stairs from Ground to First Floor Landing

Radiator. Airing cupboard housing gas boiler. Loft hatch (not inspected).

Master Bedroom

12'3 x 10'10 (3.73m x 3.30m)

Coved ceiling. Carpet. Radiator. Built in wardrobes. Double glazed window to front aspect. Door to-

En Suite Shower Room/WC

Shower cubicle with wall mounted shower. Low level WC. Pedestal wash hand basin with mixer tap. Heated towel rail. Tiled walls. Tiled flooring. Frosted double glazed window.

Bedroom 2

9'1 x 9'10 (2.77m x 3.00m)

Coved ceiling. Carpet. Radiator. Built in wardrobe. Double glazed window to front aspect.

Bedroom 3

8'9 x 7'11 (2.67m x 2.41m)

Wood effect flooring. Coved ceiling. Radiator. Inset spotlights. Double glazed window.

Bedroom 4

8'9 x 6'5 (2.67m x 1.96m)

Radiator. Coved ceiling. Built in cupboard. Wood effect flooring.

Family Bathroom/WC

White suite comprising of panelled bath with shower over. Low level WC. Pedestal wash hand basin. Part tiled walls. Radiator. Frosted double glazed window.

Outside

The rear garden is laid to decking and artificial lawn with raised flower beds and rear access to the-

Garage

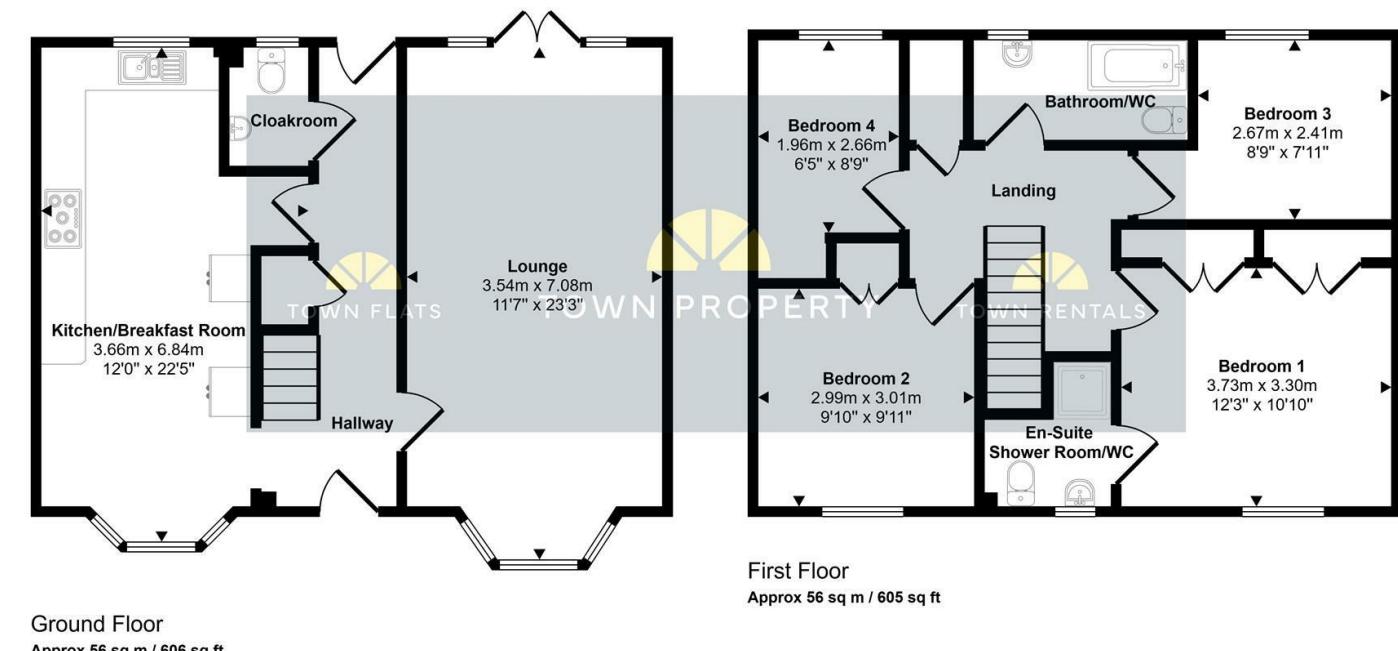
Roller shutter door. Light and power.

Parking

A driveway in front of the garage provides off road parking. There is also an EV charging point.

AGENTS NOTE:

There is an annual Harbour charge of approximately £320 per annum.

COUNCIL TAX BAND = E**EPC = C**Approx Gross Internal Area
112 sq m / 1211 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.