

HUNT FRAME

ESTATE AGENTS



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10 St. Lawrence Mews, Eastbourne, BN23 5QD

Price Guide £350,000



GUIDE PRICE £350,000 TO £375,000

SUBSTANTIAL HARBOUR TOWNHOUSE with well appointed and versatile accommodation across **THREE FLOORS**, benefiting from a **MODERN KITCHEN, CLOAKROOM** and **DINING ROOM** to the ground floor, the first floor has a **LOVELY BAY FRONTED SITTING ROOM** and **BEDROOMS 3 & 4**. The second floor has the **TWO PRINCIPAL BEDROOMS** one has an **EN-SUITE**, the other is adjacent to the **FAMILY BATHROOM**. Externally there are **PRETTY LANDSCAPED GARDENS, ALLOCATED PARKING** and a **GARAGE**. Highly Recommended.

Situated close to the inner harbour where there are peaceful, level walks around the berthed boats, leading to the harbour village, which offers a selection of cafes, restaurants and shops. Sovereign Harbour is located approximately 3 miles away from Eastbourne town centre with its mainline train station and recently re-modelled Beacon centre. Eastbourne is well known for its year round events including Airbourne, classic car shows and its own International Tennis Tournament.



ENTRANCE

HALLWAY

Radiator and wood laminate flooring. Under stairs storage cupboard. Staircase rising to the first floor, doors off to the cloakroom, dining room and kitchen/breakfast room.

CLOAKROOM

Having a low level Wc, wash hand basin with splash back, mirror, extractor and radiator.

KITCHEN/BREAKFAST ROOM

15'6 x 12'4 (4.72m x 3.76m)
Well proportioned kitchen/breakfast room refitted with a range of matching wall mounted and floor standing units with complementary worktops and tiled splash backs. One and half bowl sink fitted with mixer tap. Two eye level ovens, integrated dishwasher and washing machine, space for a freestanding fridge/freezer. Wall mounted boiler (recently replaced). Tiled flooring, radiator and door opening out to the rear garden.

DINING ROOM

13'8 x 10'10 (4.17m x 3.30m)
Double glazed bay window to the front aspect. Laminate wood flooring, radiator.

STAIRCASE TO THE FIRST FLOOR

Airing Cupboard with shelving above, doors off to the sitting room and bedrooms 3 and 4.

SITTING ROOM

15'3 x 13'5 (4.65m x 4.09m)
Having a double glazed bay window to the front aspect. Laminate flooring, radiator, TV and telephone points.

BEDROOM 3

12'10 x 8'10 (3.91m x 2.69m)
Double glazed window overlooking the rear garden. Radiator and recess suitable for wardrobe space.

BEDROOM 4/STUDY

7'4 x 6'1 (2.24m x 1.85m)
Telephone point, radiator and double glazed window to the rear aspect.

STAIRCASE TO THE SECOND FLOOR

Of the two principal bedrooms one has an en-suite, the other is adjacent to the family bathroom.

FAMILY BATHROOM

White suite comprising of a panelled bath with mixer tap and shower unit over, low level Wc and pedestal wash hand basin. Partly tiled walls, radiator and extractor. Double glazed window to the rear aspect.

BEDROOM 2

11'5 x 8'7 (3.48m x 2.62m)
Fitted with double built in wardrobes, radiator. Double glazed window to the rear.

MASTER BEDROOM

11'5 x 11'2 (3.48m x 3.40m)
Double built in wardrobes. Radiator and window to the front aspect, door to the en-suite.

EN-SUITE

Updated en-suite with an enclosed shower cubicle with a twin headed rainfall shower system, low level Wc with a concealed cistern, wash hand basin set in a vanity unit with cupboards beneath and adjacent, extractor fan, heated towel rail and double glazed window to the front aspect with obscured glass.

REAR GARDEN

A low maintenance garden landscaped and paved, perfect for alfresco dining. Also having a wooden arbour to the rear with gated access which leads out onto a walkway leading to the parking area and garages.

GARAGE

Located in a block within the development.

ALLOCATED PARKING

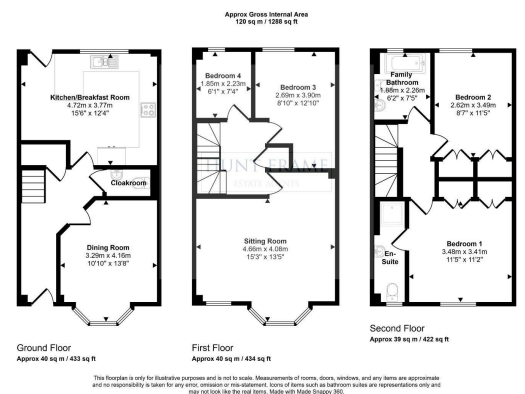
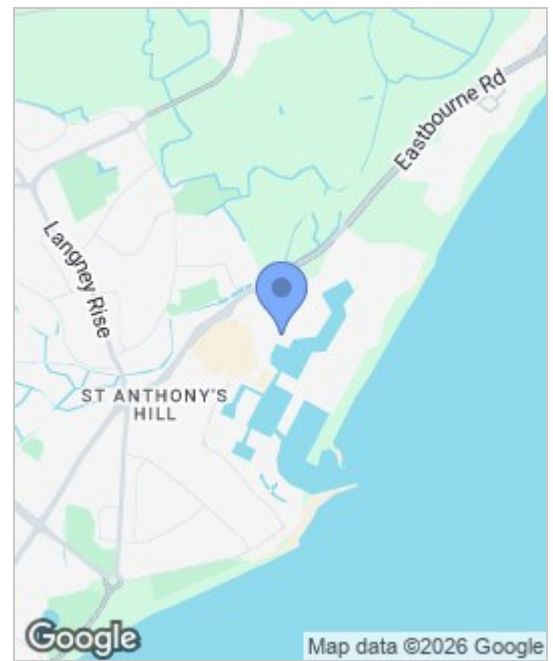
One allocated parking space (10). Situated close to the garage.

AGENTS NOTE:

HARBOUR CHARGE: 2026 £401.32
ESTATE CHARGE: £318
COUNCIL TAX BAND: E

ANTI MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-91) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	76	80	England & Wales	EU Directive 2002/91/EC

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