



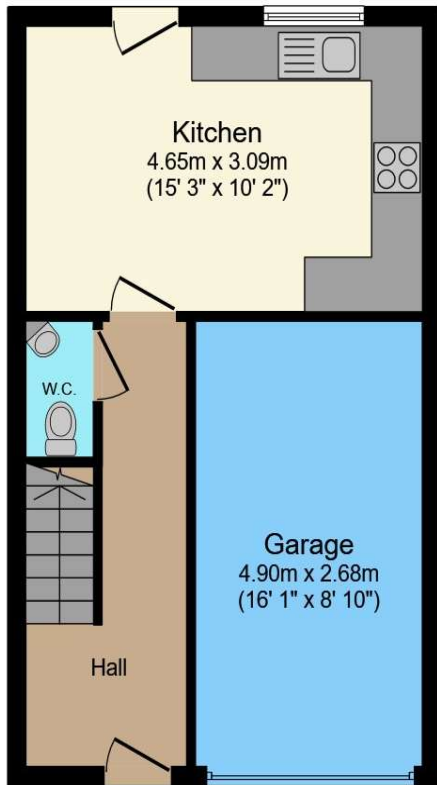
Leeward Quay, Eastbourne BN23 5UD

welcome to

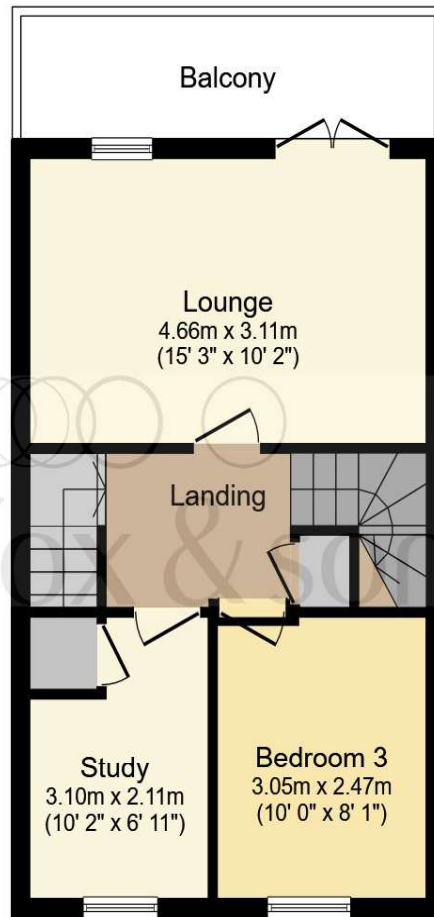
Leeward Quay, Eastbourne

Located in the desirable Sovereign Harbour South, this well-maintained four-bedroom townhouse enjoys direct panoramic views across the inner harbour. Offered to the market with no forward chain, this is a fantastic opportunity to enjoy waterside living.

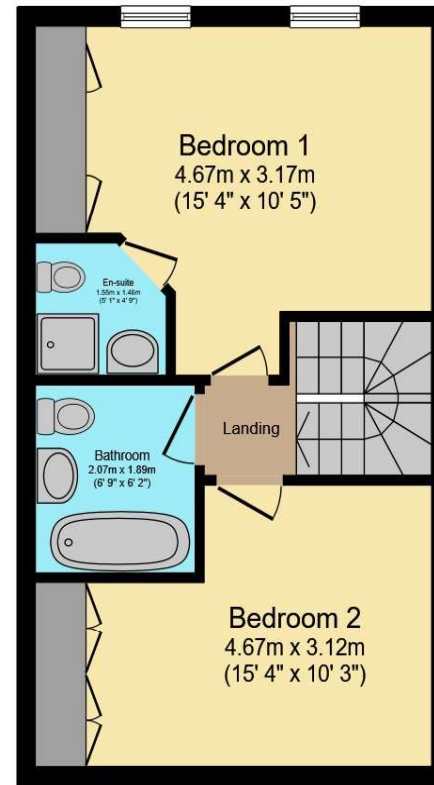




Ground Floor



First Floor



Second Floor

Total floor area 114.3 m² (1,230 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Entrance Hall

Downstairs W/C

Kitchen

15' 8" x 10' 4" (4.78m x 3.15m)

Stairs To First Floor Landing

Lounge

15' 8" x 10' 2" (4.78m x 3.10m)

Bedroom Three

10' 3" x 8' 11" (3.12m x 2.72m)

Study

10' 2" x 6' 11" (3.10m x 2.11m)

Stairs To Second Floor

Bedroom One

10' 1" x 13' 5" (3.07m x 4.09m)

En-Suite

Bedroom Two

13' 8" x 10' 2" (4.17m x 3.10m)

Bathroom

13' 5" x 10' 2" (4.09m x 3.10m)

Front And Rear Garden

Garage

Agent's Note

welcome to

Leeward Quay, Eastbourne

- PANORAMIC HARBOUR VIEWS
- PRIVATE MOORING INCLUDED AT THE REAR OF THE PROPERTY, GATED ACCESS FROM THE GARDEN
- FOUR BEDROOMS OVER THREE FLOORS
- INTEGRAL GARAGE & DRIVEWAY PARKING
- NO FORWARD CHAIN

Tenure: Freehold EPC Rating: C
Council Tax Band: E

guide price

£375,000



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Property Ref:
LGL110582 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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