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Taylor Engley

<u>28 Long Beach View, Sovereign Harbour North, Eastbourne, BN23 5NE</u>
<u>Price £290,000 Freehold</u>

*** CHAIN FREE * Taylor Engley are pleased to bring to the market this well presented two bedroom terraced house, featuring a 15'3" SITTING ROOM, CONSERVATORY, TWO DOUBLE BEDROOMS AND ALLOCATED PARKING. The property enjoys a southerly aspect rear garden and is located within walking distance of the Sovereign Harbour amenities. EPC = C**

The property is conveniently located within easy walking distance of the Sovereign Retail Park at the Harbour Village whilst Eastbourne's town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately four miles distant.

*** ENTRANCE HALL * KITCHEN BREAKFAST ROOM * CLOAKROOM/WC * SITTING ROOM * CONSERVATORY * TWO DOUBLE BEDROOMS * SHOWER ROOM * ALLOCATED PARKING * GARDEN ***

FRONT DOOR TO:

ENTRANCE HALL
Wood laminate flooring, radiator, understairs storage cupboard.

CLOAKROOM/WC
Suite comprising low level WC, washbasin, wood laminate flooring, extractor fan.

KITCHEN BREAKFAST ROOM
10'11" x 9' (3.33m x 2.74m)
Fitted with matching cupboards and drawers, built-in oven and gas hob with extractor hood over, worksurfaces, cupboard housing the Potterton boiler, one and a half bowl sink unit, double glazed window with outlook to front, space and plumbing for washing machine and dishwasher, radiator.

SITTING ROOM
15'3" x 11'5" (4.65m x 3.48m)
Wood laminate flooring, double glazed window with outlook to rear, radiator, French doors to:

CONSERVATORY
11'4" x 8'3" (3.45m x 2.51m)
Double glazed windows and French doors to the garden.

From the entrance hall, stairs rise to the first floor landing.

BEDROOM ONE
13'3" x 11'5" to wardrobe fronts (4.04m x 3.48m to wardrobe fronts)
Two double glazed windows with outlook to rear, radiator, full width built-in wardrobe cupboards with hanging and shelf space.

BEDROOM TWO
15'2" narrowing to 11'8" x 9'2" (4.62m narrowing to 3.56m x 2.79m)
Two double glazed windows with outlook to front, radiator.

SHOWER ROOM
Suite comprising washbasin, large walk-in shower, low level WC, heated towel rail, extractor fan.

GARDEN
Fenced surround and gate to rear.

PLEASE NOTE:
We have been advised that the current annual Sovereign Harbour Sea Defence charges are £404.96.

(All details concerning the outgoings are subject to verification).

BROADBAND AND MOBILE PHONE CHECKER:
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

COUNCIL TAX BAND:
Council Tax Band C.

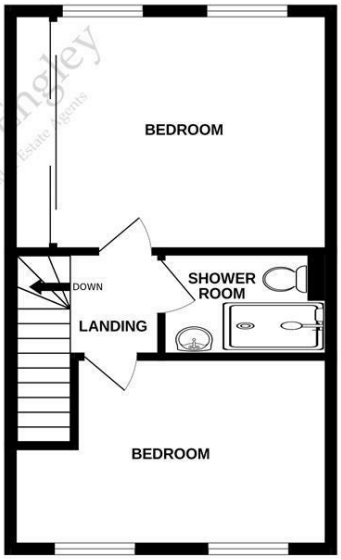
FOR CLARIFICATION:
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:
All appointments are to be made through TAYLOR ENGLEY.

ALLOCATED PARKING
Located at the rear of the property.

GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.

1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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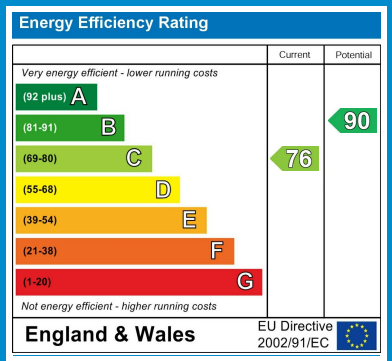

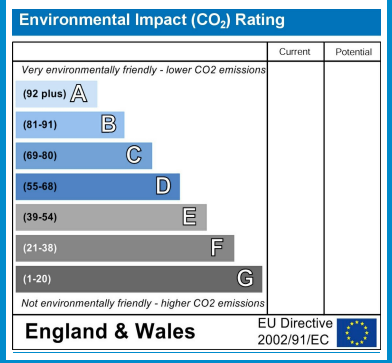

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed. Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
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