

Valuers, Land & Estate Agents

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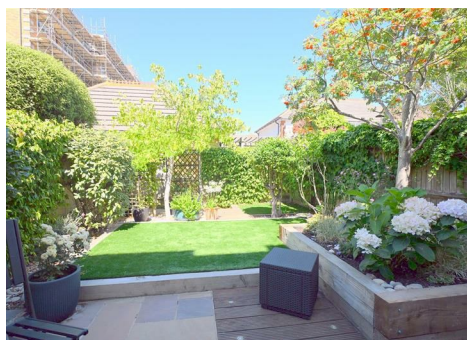
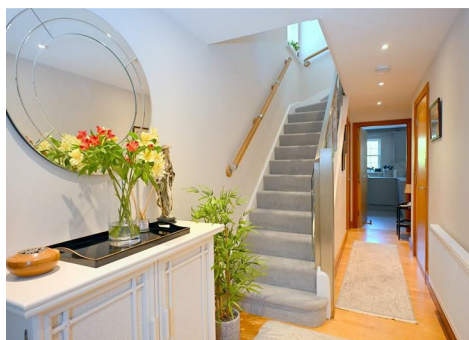
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est. 1978

Taylor Engley



1 Pierpoint Mews Silver Wharf, Eastbourne, East Sussex, BN23 5NL

Asking Price £450,000 Freehold

Silver Wharf is one of Sovereign Harbour North's most desirable gated developments, offering residents a unique combination of security, tranquillity and coastal living. Set within beautifully maintained communal surroundings, the development enjoys an exclusive atmosphere with controlled gated access, providing both privacy and peace of mind. This well presented three bedrooomed Townhouse is considered to be in excellent decorative order and is offered with the benefit of gas fired central heating and double glazing. Features include a spacious fitted kitchen/dining room with access to the rear garden, first floor living room, two en-suites and a separate shower and cloakroom. Outside there is driveway parking for two cars and a landscaped garden to the rear. EPC = C.



Located just moments from the vibrant Sovereign Harbour Marina, residents can enjoy an outstanding lifestyle with an excellent selection of waterfront restaurants, cafés, bars and independent shops, all within walking distance. The marina itself enjoys picturesque setting for leisurely strolls along the waterfront throughout the year. The nearby beaches and seafront offer miles of coastal walks, cycling routes and opportunities for a wide range of water sports, making the area particularly appealing to those who enjoy an active outdoor lifestyle.

*** DESIRABLE SILVER WHARF DEVELOPMENT * EXTREMELY WELL PRESENTED PROPERTY * THREE BEDROOMS * TWO EN-SUITES * SEPARATE SHOWER ROOM & CLOAKROOM * SPACIOUS KITCHEN/DINING ROOM * FIRST FLOOR LIVING ROOM * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * DRIVEWAY PARKING FOR TWO CARS * LANDSCAPED GARDENS * GATED DEVELOPMENT * INTERNAL VIEWING HIGHLY RECOMMENDED ***



The accommodation

Comprises:

Front door opening to:

Entrance Hall

Radiator, downlighters, understairs storage cupboard with light.

Cloakroom

Low level wc, wash hand basin set in to cabinet, downlighters, chrome effect heated towel rail, personal door to:

Utility/Store

12'6 max x 9'8 max (3.81m max x 2.95m max)
(Former garage) now used for a utility area and storage, worktops and base units, space and plumbing for washing machine, space for tumble dryer, wall mounted cupboards, water tap, tiled floor, electric operated door to front, light and power and personal door to cloakroom.

Kitchen/Dining Room

16'2 max x 13'7 max (4.93m max x 4.14m max)
(13'7 max reducing to 9'11)
Comprises, range of base and wall mounted cupboards, worktops with matching splash back, inset stainless steel one and a half bowl sink unit with mixer tap over, electric oven, electric hob with extractor fan over, integrated dishwasher, undercounter fridge, under cupboard lighting, wall mounted cupboard housing Glow Worm gas fired boiler, downlighters, outlook to rear and double doors opening to rear garden.

Stairs rising from entrance hall to:

First Floor Landing

Glazed and stainless steel balustrade, window to side radiator, downlighters.

Living Room

20'7 x 16'3 max (6.27m x 4.95m max)
(16'3 max reducing to 9'8)
Fitted electric fire, three radiators, two windows with outlook to rear.

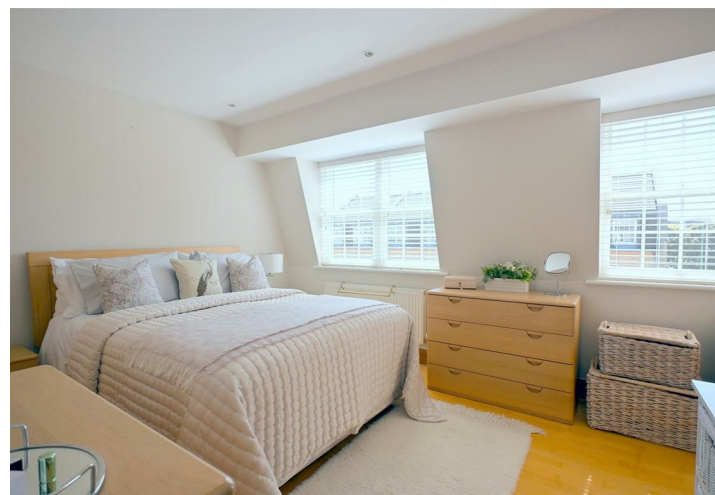
Bedroom 3

9'8 x 9'7 (2.95m x 2.92m)
Fitted wardrobe cupboard, radiator, outlook to front.

Shower Room

Tiled shower cubicle, wash hand basin, low level wc, heated towel rail, tiled floor, mostly tiled walls, downlighters, window to front.

Stairs rising from first floor landing to:



Second Floor Landing

Downlighters, airing cupboard housing cylinder and shelving, loft hatch to roof space.

Bedroom 1

13'10 max x 10'6 (4.22m max x 3.20m)
(13'10 max reducing to 12'7)
Spacious room with outlook to front, double built in wardrobe cupboard, downlighters, radiator.

En-Suite Shower Room

Spacious tiled shower cubicle, wash hand basin, low level w/c heated towel rail, tiled walls, tiled floor, downlighters, shaver point.

Bedroom 2

10'9 x 9'3 (3.28m x 2.82m)
Double built-in wardrobe cupboard, radiator, outlook to rear.

En-Suite Bathroom

Bath with tiled surround, wash hand basin, low level wc, shaver point, tiled floor, downlighters, window to rear.

Driveway Parking

For two cars.

Rear Garden

Landscaped rear garden with patio area to immediate rear, areas laid to Astro and borders with some shrubs and trees.

NB

Sovereign Harbour Charge for 2026 £378.42

Service Charge from 29 September 2025 - 28 September 2026 £531.78

(All details concerning the terms of lease and outgoings are subject to verification).

COUNCIL TAX BAND:

Council Tax Band - 'E' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

www.checker.ofcom.org.uk

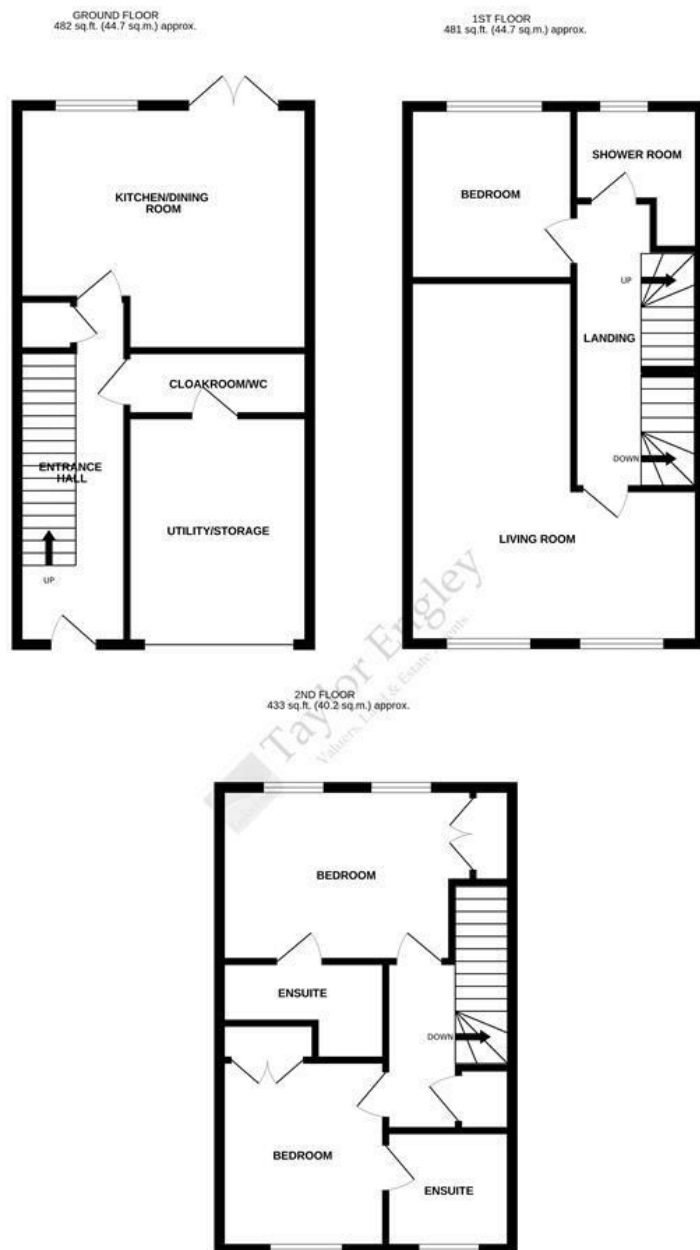
FOR CLARIFICATION:

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:

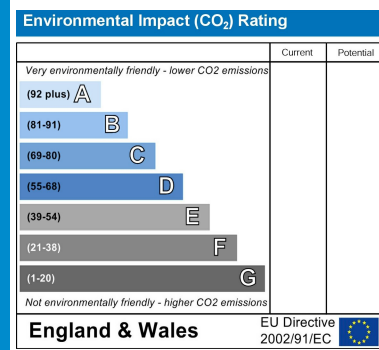
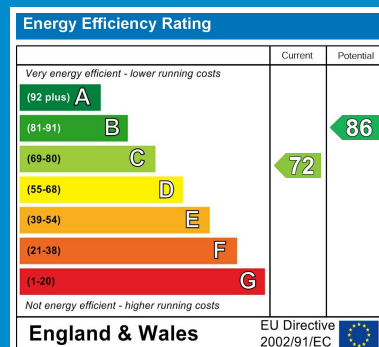
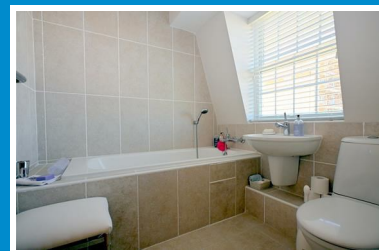
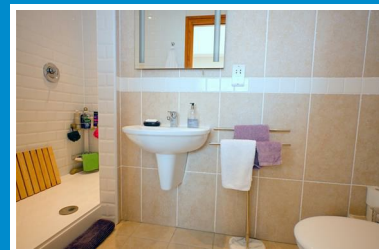
All appointments are to be made through TAYLOR ENGLEY.





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.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.