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 Surridge Mison

3 Pacific Drive, Sovereign Harbour, Eastbourne, East Sussex, BN23 5BQ
Price £599,995, Freehold



Surridge Mison
ESTATES

A truly stunning, detached modern home resented with superb interior design. Having been built in 2024, and still benefitting from its NHBC warranty, the home boasts 4 double bedrooms, three bath/shower rooms plus a ground floor cloakroom, double car port, low maintenance rear garden and all within Eastbourne's sought after Sovereign Harbour. You will be truly impressed by the hard work and attention to detail that has been put into the home by the current owners, and viewing will be essential.

The current owners have owned it since new, and in their ownership they have added their own touch to the property, with some stunning decorative features, and any new owner will be able to fully enjoy the home they have created. The accommodation on offer is set over three floors, and begins on the ground floor with an entrance hallway, with a handy ground floor cloakroom, along with a large understairs built in storage cupboard. The entirety of the ground floor has flooring laid in a herringbone style, and underfloor heating. The ground floor has a feeling of open plan living whilst still having separate spaces, with a lounge/dining room and a kitchen/breakfast room. The lounge is double aspect with sliding doors across the entire back wall, which look over and lead onto the rear garden, and there is a further door to the side. There is a feature media wall with built in alcove shelving and an electric fireplace.

Into the kitchen/breakfast room, which is fully fitted with contrasting wall and base units, and houses integral appliances to include an eye level Neff double electric oven, fridge/freezer and dishwasher. There is also a feature breakfast bar.

Onto the first floor, via a glass & wooden staircase, this landing houses the built in utility cupboard, which has space and plumbing for a stacked washing machine and tumble dryer. There are two double bedrooms on this floor, one currently set up as a dressing room with fitted wardrobes, and the other having mirror fronted built in wardrobes. All the bedrooms in the property are incredibly bright spaces, due to having full height windows, and all of them boast built in/fitted wardrobes, and three of the four have fitted ceiling fans. There is also a luxury bathroom suite.

The second floor landing provides loft access, and again there are two double bedrooms. Both bedrooms are doubles with built in wardrobes, and they both have stylish en-suite shower rooms.

Outside, the rear garden is paved for ease of maintenance, and provides a sunny peaceful retreat perfect for alfresco dining, thanks to the electric pergola. There is also gated side access. There is a double car port, block paved and with power and lighting.

The popular position of the development is conveniently placed within a very short walk to the seafront where residents can enjoy easy access to the beach, and beach walks allowing you to join the seafront in Pevensey Bay or Langney point which has the Sovereign Leisure Centre, Eastbourne and Beachy Head. This also includes a cyclist path towards Langney point and Eastbourne. Further facilities can be found just a short walk away in the harbour, with a mixture of bars and restaurants. The Crumbles is also nearby with a variety of local and national shops. There are also excellent bus routes & road links.





Entrance Hall - 3.07m x 1.02m (10'1" x 3'4") Casement door to front. Laminate flooring laid in a herringbone style. Inset spotlights. Stairs leading to first floor with built in understairs cupboard.

Cloakroom - Double glazed window to front. Laminate flooring laid in a herringbone style. Half panelled walls. Wash hand basin and W.C with concealed cistern.

Lounge/Dining Room - 5.18m x 4.78m (17'0" x 15'8") Sliding patio doors leading to rear garden, and double glazed door & window to side. Feature media wall with built in alcoves, and electric fireplace. Laminate flooring laid in a herringbone style.

Kitchen/Breakfast Room - 3.71m x 2.87m (12'2" x 9'5") Double glazed window to front. Fully fitted with a range of modern, contrasting wall & base units housing integral appliances to include fridge/freezer and dishwasher. Built in eye level double Neff electric oven. Work surfaces with inset 4 burner electric hob with fitted extractor hood and mirrored splashback, and inset stainless steel sink and drainer unit.

First Floor Landing - Double glazed window to side. Laminate flooring laid in a herringbone style. Built in utility cupboard with space and plumbing for stacked washing machine and tumble dryer. Inset spotlights. Stairs leading to second floor.

Bedroom Three - 5.05m x 2.9m (16'7" x 9'6") Double glazed full height window to rear. Built in wardrobes with mirror fronted doors. Carpeted. Radiator. Wall lights. TV point.

Bedroom Four - 5.11m x 2.54m (16'9" x 8'4") Two full height double glazed windows to front. Fitted wardrobes. Inset spotlights. Radiator. Carpeted.

Family Bathroom - Double glazed window to side. Laminate flooring laid in a herringbone style. Half panelled walls. Inset spotlights. Towel rail. Modern suite comprising of bath with mixer taps and shower over with tiled enclosure and fitted glazed shower screen, wash hand basin and W.C with concealed cistern.

Second Floor Landing - 2.49m x 1.52m (8'2" x 5'0") Laminate flooring laid in a herringbone style. Sun tunnel. Radiator. Loft access, which is boarded with light & fitted ladder.

Bedroom One - 4.34m x 3.4m (14'3" x 11'2") Double glazed full height window to front. Built in wardrobes with mirror fronted doors. Carpeted. Radiator. Wall lights. Fitted ceiling fan. Door leading to en-suite shower room. **En-Suite Shower Room** - Laminate flooring. Half panelled walls. Inset spotlights. Towel rail. Extractor fan. Modern suite comprising of shower cubicle with tiled enclosure, wash hand basin and W.C with concealed cistern.

Bedroom Two - 5.08m x 2.82m (16'8" x 9'3") Double glazed full height window to rear. Built in wardrobes. Carpeted. Radiator. Wall lights. Fitted ceiling fan. Door leading to en-suite shower room. **En-Suite Shower Room** - Laminate flooring. Half panelled walls. Inset spotlights. Towel rail. Extractor fan. Modern suite comprising of shower cubicle with tiled enclosure, wash hand basin and W.C with concealed cistern.

Rear Garden Paved with shingle area. Shrubs and flower beds. Fencing surrounds with gated side access. Electric pergola with lighting.

Double Car Port Block paved. Power and spotlights.



Council Tax Band F | EPC Rating B

Utilities This property has the following utilities:
 Water; Mains
 Drainage; Mains
 Gas; Mains
 Electricity; Mains
 Primary Heating; Gas central heating system & Underfloor Heating
 Solar Power; None
 To check broadband visit Openreach:
<https://www.openreach.com/fibre-checker>
 To check mobile phone coverage, visit Ofcom:
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in 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. 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.

