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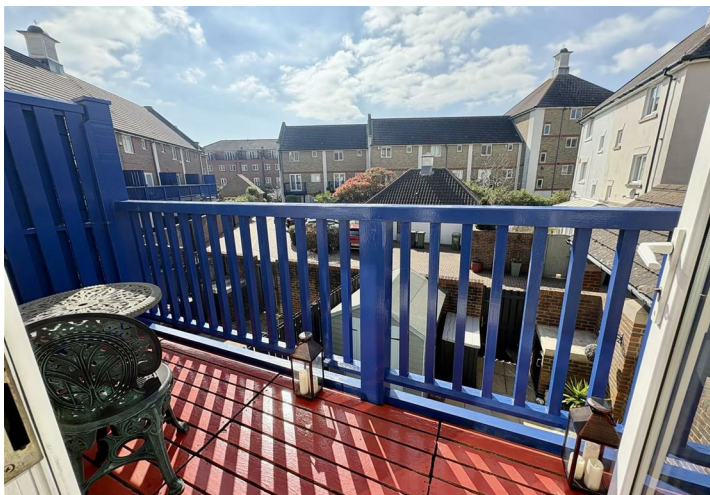
Price £425,000 Freehold

*** PRIVATE BERTH *** Taylor Engley are pleased to bring to the market this well presented versatile **FOUR BEDROOM TOWN HOUSE**, located in a sought after position in the South Harbour, being within **WALKING DISTANCE TO THE HARBOUR, RESTAURANTS, BARS AND THE SEAFRONT**. The property comes with a **DESIRABLE PRIVATE EIGHT METER BERTH** (suitable for boats up to ten meters - currently rented out) and benefits from **GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING, HARBOUR VIEWS, AND TWO RECEPTION ROOMS**. EPC = C



*** ENTRANCE HALL * LOUNGE * KITCHEN/DINER * CLOAKROOM/WC * SITTING ROOM WITH BALCONY OFF * FOUR BEDROOMS - ONE WITH EN-SUITE SHOWER ROOM * FAMILY BATHROOM * GARDEN * DRIVEWAY PARKING * PRIVATE BERTH ***

Many bars and restaurants can be found within Eastbourne's Sovereign Harbour whilst shopping facilities are available at The Sovereign Retail Park. Eastbourne town centre with its comprehensive shopping facilities and mainline railway station is situated just over three miles distant.



ENTRANCE HALL

Radiator.

LOUNGE

16'5" x 8'3" (5.00m x 2.51m)

Radiator, double glazed window to front.

CLOAKROOM/WC

White suite comprising low level WC, washbasin, radiator, extractor fan.

KITCHEN/DINER

15'3" x 10'1" (4.65m x 3.07m)

Fitted with a range of matching cupboards and drawers, space for fridge freezer, built-in eye level oven and grill, work surfaces, built-in gas hob with extractor hood over, space and plumbing for washing machine and dishwasher, one and half bowl sink unit, wall mounted Worcester gas boiler, double glazed window overlooking the garden, radiator, door to garden.

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

SITTING ROOM

15'3" x 10'2" (4.65m x 3.10m)

Two radiators, double glazed windows and French doors opening on to the balcony.

BEDROOM THREE

9'11" x 8' (3.02m x 2.44m)

Double glazed window with outlook to front, radiator.

BEDROOM FOUR

7' x 6'8" plus door recess (2.13m x 2.03m plus door recess)

(Currently used as a study). Airing cupboard housing the hot water cylinder, radiator.

From the first floor landing, stairs rise to the second floor landing. Hatch to loft space with fitted ladder.

BEDROOM ONE

13'2" x 10'6" plus door recess (4.01m x 3.20m plus door recess)

Built-in wardrobe cupboards, two radiators, two double glazed windows with outlook to rear.

EN-SUITE SHOWER ROOM

White suite comprising low level WC, corner shower, washbasin, radiator, extractor fan.

FAMILY BATHROOM

White suite comprising low level WC, washbasin, bath with mixer tap and shower attachment, radiator, extractor fan.

BEDROOM TWO

13'3" x 10'1" (4.04m x 3.07m)

Two double glazed window with outlook to front, two radiators, built-in wardrobe cupboards.

DRIVEWAY**GARDEN**

Sunny aspect rear garden, timber shed, gate to rear access.

PRIVATE BERTH (currently rented out)

Eight meter berth, suitable for boats up to ten meters, located in the south harbour. The berth is under a 120 year lease and we have been informed there are approximately 94 years remaining. The monthly resident berth charge is currently £82. The half yearly service charge relating to the berth charge is currently £209.07. The berth is currently rented out - and the rent covers all of the marina charges. (All details concerning the terms of the lease and outgoings are subject to verification).

PLEASE NOTE

The current annual sea defence charge is £401.32, the half yearly service charge if £95.19.

(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 E.

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.

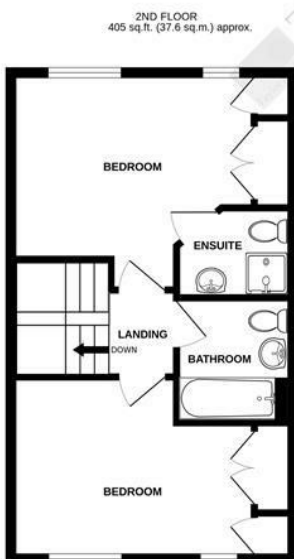
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.





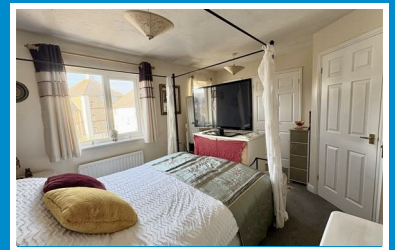




TOTAL FLOOR AREA : 1201 sq.ft. (111.6 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	81
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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

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.