



Freehold

£350,000

Offers in excess of



3 BEDROOM



2 RECEPTION



2 BATHROOM

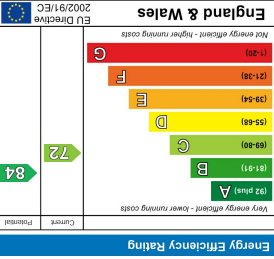
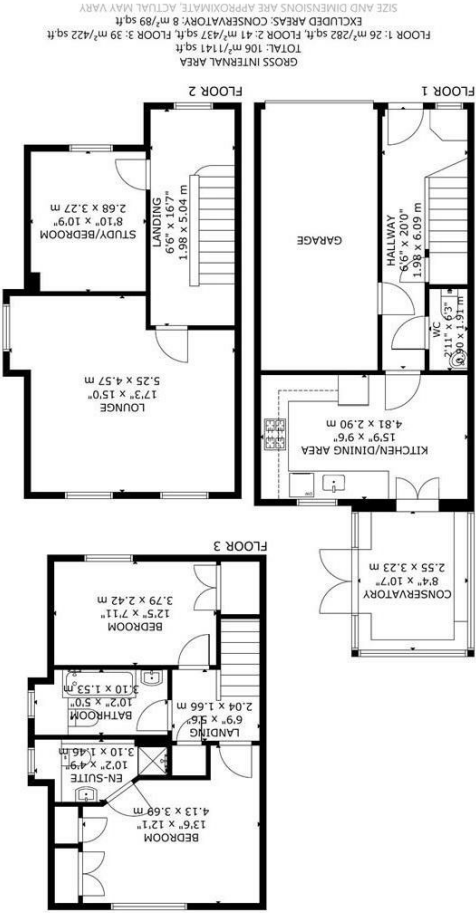


1 GARAGE

Canary Quay, Eastbourne

archer
& PARTNERS

- Town House Property
- Vendor Suited
- Three Bedroom
- Driveway Leading To Garage
- Well Presented Throughout
- Spacious Kitchen-Diner
- Versatile Accomodation
- Walking Distance To Harbour
- Good Transport Links



Tel: 01323 483348
www.archerandpartners.com

48 High Street | Polegate | East Sussex | BN26 6AG

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Canary Quay, Eastbourne

DESCRIPTION

Occupying an enviable position within the highly sought-after Sovereign Harbour development, this beautifully presented home offers the perfect blend of modern living and waterside lifestyle. Situated just moments from the marina, residents can enjoy an excellent selection of waterfront restaurants, cafés and bars, together with scenic harbour walks, whilst Eastbourne's seafront and town centre remain within easy reach.

The accommodation has been thoughtfully arranged to provide bright and spacious living throughout, with well-proportioned rooms perfectly suited to both everyday family life and those who enjoy entertaining. The welcoming entrance leads through to the principal reception space, whilst the contemporary kitchen provides an ideal setting for modern living. Upstairs, the bedrooms are generously sized, complemented by well-appointed bathroom facilities to suit the needs of a growing family or visiting guests.

Externally, the property benefits from private outside space, ideal for relaxing or al fresco dining during the warmer months, together with the convenience of off-road parking and a garage.

Sovereign Harbour continues to be one of Eastbourne's most desirable residential locations, offering an exceptional coastal lifestyle with excellent access to local shopping facilities, supermarkets, highly regarded schools, bus routes and road links. The nearby marina provides a unique setting for leisure pursuits, sailing enthusiasts and those simply looking to enjoy the vibrant waterside atmosphere.

An internal inspection is highly recommended to fully appreciate the accommodation, location and lifestyle this superb home has to offer.



Canary Quay, Eastbourne

- Hallway 1.98 x 6.09 (6'5" x 19'11")
- Downstairs WC 0.9 x 1.91 (2'11" x 6'3")
- Kitchen/Dining Area 4.81 x 2.9 (15'9" x 9'6")
- Conservatory 2.55 x 3.23 (8'4" x 10'7")
- Landing 1.98 x 5.04 (6'5" x 16'6")
- Study/Bedroom Three 2.68 x 3.27 (8'9" x 10'8")
- Landing 2.04 x 1.66 (6'8" x 5'5")
- Lounge 5.25 x 4.57 (17'2" x 14'11")
- Bedroom One 4.13 x 3.69 (13'6" x 12'1")
- En-Suite 3.1 x 1.46 (10'2" x 4'9")
- Bedroom Two 3.79 x 2.42 (12'5" x 7'11")
- Bathroom 3.1 x 1.53 (10'2" x 5'0")