



TOWN PROPERTY



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Freehold



2 Bedroom



1 Reception



1 Bathroom

£220,000



## 50 Quebec Close, Eastbourne, BN23 5RJ

An extremely well presented two bedroom back to back house situated on the popular Sovereign Harbour development. Being sold CHAIN FREE the house benefits from a refitted kitchen and bathroom, entrance porch, double glazing and modern electric heating. The house has an allocated parking space and private front garden. The Harbours bars and restaurants are within comfortable walking distance, so is Eastbourne Seafront. An internal inspection comes highly recommended.

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Eastbourne, BN23 5RJ

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## Main Features

- Back to Back House
- 2 Bedrooms
- Lounge
- Refitted Kitchen & Bathroom/WC
- Lock Up Storage Cupboard
- Allocated Parking Space
- Double Glazing
- Close to Seafront & Eastbourne Harbour

## Entrance

Double glazed front door to-

## Porch

Inner door to-

## Lounge

14'2 x 14'1 (4.32m x 4.29m)

Modern high heat retention storage heater. Feature fireplace. TV point. Stairs to first floor. Double glazed window to front aspect.

## Kitchen

12'4 x 5'10 (3.76m x 1.78m)

Fitted range of white high gloss wall and base units, worktop with inset single drainer sink unit and mixer tap. Electric hob with electric oven under and extractor over. Part tiled walls. Space and plumbing for washing machine. Space for fridge freezer. Wood effect flooring. Double glazed window.

## Stairs from Ground to First Floor Landing

Loft access (not inspected).

## Bedroom 1

10'9 x 8'8 (3.28m x 2.64m)

Modern high heat retention storage heater. Double glazed window to front aspect.

## Bedroom 2

9'1 x 5'9 (2.77m x 1.75m)

Electric heater. Double glazed window to front aspect.

## Bathroom/WC

White suite comprising of panelled bath with mixer tap and shower attachment. Low level WC. Pedestal wash hand basin. Part tiled walls. Extractor fan. Electric heater.

## Outside

The house has a lawned front garden and lock up storage cupboard.

## Parking

There is an allocated parking space.

## AGENTS NOTE:

There is a harbour charge of £295.50 per annum.

There is an annual management charge of £323.33.

**COUNCIL TAX BAND = B**

**EPC = C**