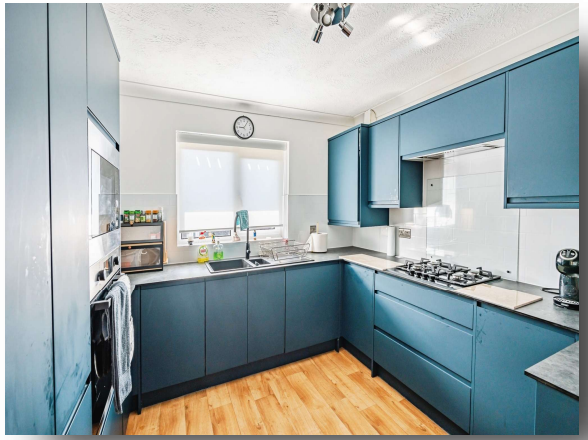
Windward Quay,Eastbourne BN23 5UE

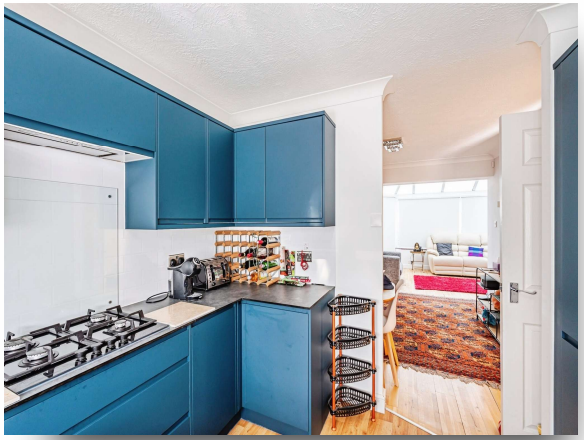
fox & sons

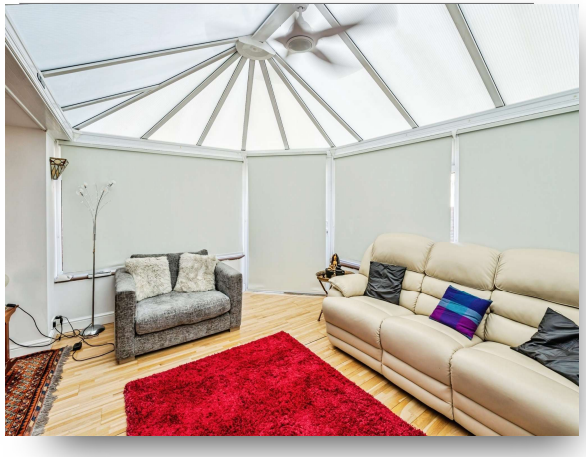
welcome to

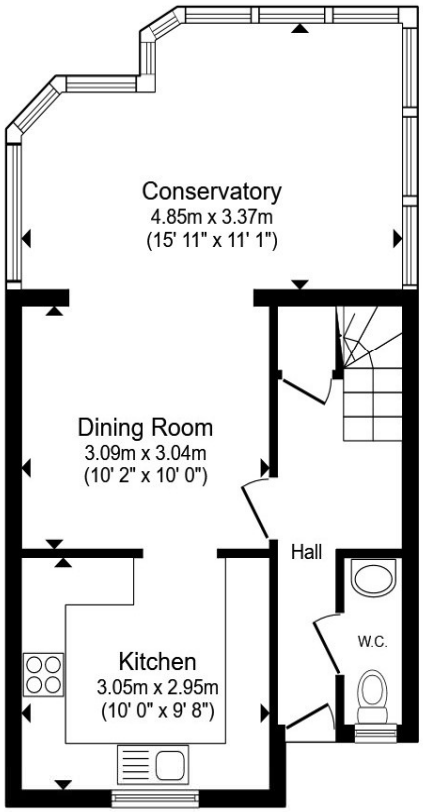
Windward Quay, Eastbourne

A rare opportunity to purchase this three-bedroom waterside property located in the sought-after Sovereign Harbour South. The home is arranged over three floors and has recently been updated throughout, including a new kitchen on the ground floor and general modernisation.

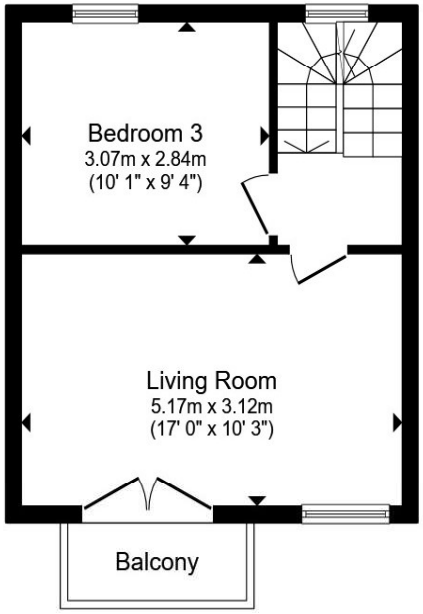




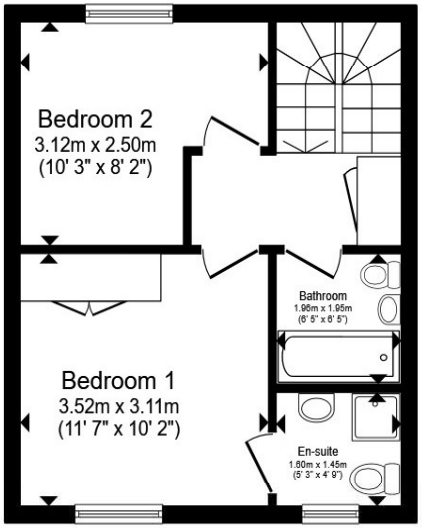




Ground Floor



First Floor



Second Floor

Total floor area 110.4 m² (1,189 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Entrance Hall

Downstairs W/C

Dining Room
10' 2" x 10' (3.10m x 3.05m)

Kitchen
10' x 9' 8" (3.05m x 2.95m)

Conservatory
15' 11" x 11' 1" (4.85m x 3.38m)

Stairs To First Floor Landing

Living Room
17' x 10' 3" (5.18m x 3.12m)

Balcony

Bedroom Three
10' 1" x 9' 4" (3.07m x 2.84m)

Stairs To Second Floor Landing

Bedroom One
11' 7" x 10' 2" (3.53m x 3.10m)

En-Suite

Bedroom Two
10' 3" x 8' 2" (3.12m x 2.49m)

Bathroom
6' 5" x 6' 5" (1.96m x 1.96m)

Rear Garden

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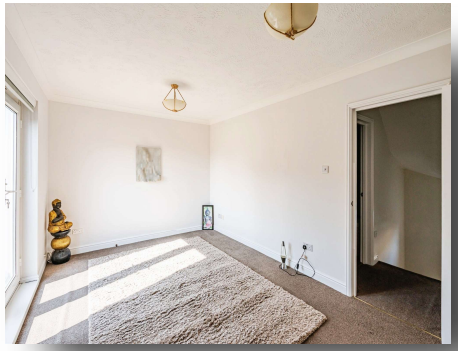
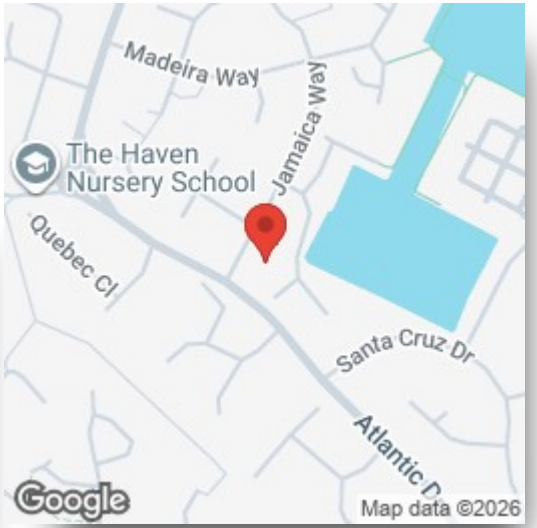
Windward Quay, Eastbourne

- THREE-BEDROOM WATERSIDE PROPERTY ARRANGED OVER THREE FLOORS
- FULL-SIZE BALCONY WITH AMPLE SEATING AREA AND STUNNING HARBOUR VIEWS
- DOUBLE CARPORT PROVIDING COVERED PARKING FOR TWO VEHICLES
- ELECTRIC CAR CHARGING POINT INSTALLED FOR MODERN CONVENIENCE

Tenure: Freehold EPC Rating: C
Council Tax Band: E

offers over **£400,000**





Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/LGL112165

The Property Ombudsman

Property Ref:
LGL112165 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons

01323 735561

langney@fox-and-sons.co.uk

20 Winston Crescent, Langney, EASTBOURNE, East Sussex, BN23 6NL

fox-and-sons.co.uk

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