



# TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



2 Bathroom

**Guide Price**  
**£325,000 - £340,000**



## 14 Key West, Eastbourne, BN23 5TD

\*\*\*GUIDE PRICE £325,000 to £340,000\*\*\*

An extremely well presented 3 bedroom town house arranged over 3 floors. Enviably situated on the Sovereign Harbour South development the house is within comfortable walking distance of the harbours bars & restaurants and Eastbourne beachfront. The accommodation comprises of a ground floor cloakroom, refitted kitchen with integrated fridge/freezer and dining room with access to the rear garden. The first floor has a lounge with French doors to the balcony and bedroom 3. The second floor has 2 double bedrooms, an en-suite shower room and family bathroom. The rear garden is laid to decking & patio and provides gated access to the garage with its up & over door and further off road parking. An internal inspection comes very highly recommended.

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Eastbourne, BN23 5TD

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Main Features

- Extremely Well Presented South Harbour Townhouse
- 3 Bedrooms
- Ground Floor Cloakroom
- Fitted Kitchen
- Dining Room
- Lounge
- Modern Bathroom
- En-Suite Shower Room/WC
- Decked & Patio Rear Garden
- Garage & 3 Tandem Parking Spaces

Entrance  
uPVC entrance door to -

Hallway  
Radiator. Coved ceiling. Tiled floor. Understairs cupboard. Stairs to first floor.

Ground Floor Cloakroom  
Low level WC. Contemporary style frosted glass wash hand basin with chrome mixer tap and pedestal. Chrome heated towel rail. Tiled floor. Frosted double glazed window.

Fitted Kitchen  
9'7 x 9'2 (2.92m x 2.79m )  
Range of fitted wall and base units. Under counter lighting. Worktop with inset single drainer sink unit and mixer tap. Built-in electric hob & eye level double oven. Glass splashback and extractor cooker hood. Integrated fridge/freezer. Plumbing and space for washing machine, dish washer and tumble dryer. Wall mounted gas boiler. Tiled floor. Inset spotlights. Double glazed window to front garden. Opening to -

Dining Room  
10'0 x 9'9 (3.05m x 2.97m )  
Radiator. Coved ceiling. Tiled floor. Double glazed French doors to garden.

Stairs from Ground to First Floor Landing:  
Radiator. Double glazed window.

Lounge  
16'9 x 10'3 (5.11m x 3.12m)  
Radiator. Coved ceiling. Solid wood flooring. Double glazed window to front aspect and French doors to balcony.

Bedroom 3  
9'1 x 8'0 (2.77m x 2.44m )  
Radiator. Fitted double wardrobe. Double glazed window to rear aspect.

Stairs from First to Second Floor Landing:  
Loft access with light, controlled from bedroom, pull down step entrance and has been boarded (not inspected). Airing cupboard housing hot water cylinder. Double glazed window.

Bedroom 1  
10'6 x 9'5 (3.20m x 2.87m )  
Radiator. Range of fitted wardrobe. Double glazed window to front aspect. Door to -

En-Suite Shower Room/WC  
Suite comprising corner shower cubicle. Low level WC. Vanity unit with inset wash hand basin, mixer tap and cupboard below. Acrylic panelled walls. Extractor fan. Chrome heated towel rail. Frosted double glazed window.

Bedroom 2  
10'8 x 8'2 (3.25m x 2.49m )  
Radiator. Double glazed window.

Modern Bathroom/WC  
White suite comprising panelled bath with chrome mixer tap and shower attachment. Low level WC. Vanity unit with inset wash hand basin, chrome mixer tap and cupboard below. Part tiled walls. Tiled floor. Chrome heated towel rail. Inset spotlights. Extractor fan.

Outside  
The rear garden is laid to decking and patio with outside light, power and gated access to the parking area where there is a lock-up GARAGE with 3 tandem parking spaces in front.

Council Tax Band = D

EPC = C

www.town-property.com | E. info@town-property.com | T. 01323 412200

We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into 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. If you do not have your own surveyor, we would be pleased to recommend one. 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.