



3 Bedroom



1 Reception



2 Bathroom

Guide Price
£325,000 - £340,000



14 Key West, Eastbourne, BN23 5TD

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An extremely well presented 3 bedroom town house arranged over 3 floors. Enviable 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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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