



47 Macquarie Quay, Eastbourne, BN23 5AU

Price Guide £300,000



****GUIDE PRICE PRICE £300,000 - £325,000****

A CHAIN FREE, THREE BEDROOM, end of terrace town house located just seconds from the seafront within Eastbourne's North Harbour. The property benefits from THREE BATH/SHOWER ROOMS, kitchen breakfast room, lounge with 'Juliet' balcony, ground floor cloakroom and an integral garage.



ENTRANCE HALL
Radiator, stairs to first floor.

GROUND FLOOR
CLOAKROOM
Suite comprising low level WC. Wall mounted wash hand basin. Radiator, double glazed window.

KITCHEN/BREAKFAST ROOM
15'6 x 10'10 (4.72m x 3.30m)
Double glazed window and patio doors overlooking and leading to rear garden. Fitted in a range of eye and base level units and drawers with complementary work surface over. Inset stainless steel sink unit with drainer and mixer tap. Tiles splashbacks. Integrated oven and four ring hob with extractor hood over, space for washing machine and upright fridge/freezer.

FIRST FLOOR LANDING
Stairs rising to second floor landing.

LOUNGE
16'11x 11'1 (5.16mx 3.38m)
Two radiators, TV point, double glazed windows and French doors leading to 'Juliet' balcony.

BEDROOM ONE
13'5 x 11'1 (4.09m x 3.38m)
Two double glazed windows to front radiator, door to:

EN-SUITE SHOWER ROOM
In a suite comprising low level WC. Wall mounted wash hand basin. Shower cubicle.

SECOND FLOOR LANDING
Door to airing cupboard.

BEDROOM TWO
15'6 x9'11 (4.72m x3.02m)
Two double glazed windows to rear radiator. Range of fitted wardrobes.

EN-SUITE
Low level WC. Wall mounted wash hand basin. Shower cubicle.

BEDROOM THREE
15'6 x 15'5 (4.72m x 4.70m)
Double glazed window to front radiator.

BATHROOM
In a white suite comprising panelled bath

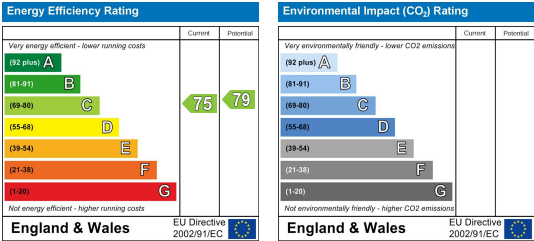
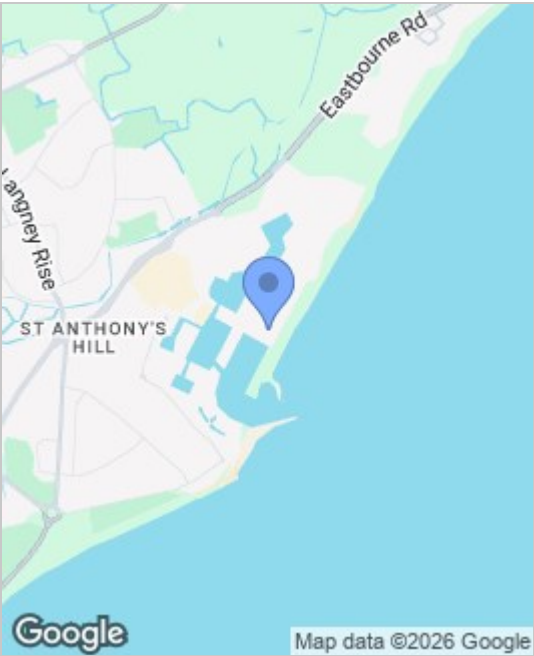
with mixer tap and shower attachment, low level wc, pedestal wash basin, radiator.

COURTYARD REAR GARDEN

INTEGRAL GARAGE
With up and over door.

COUNCIL TAX BAND: E
HARBOUR CHARGE: APPROX. £380 P.A.

AGENTS NOTE
Disclaimer: Whilst every care has been taken preparing these particulars their accuracy cannot be guaranteed and you should satisfy yourself as to their correctness. We have not been able to check outgoings, tenure, or that the services and equipment function properly, nor have we checked any planning or building regulations. They do not form part of any contract. We recommend that these matters and the title be checked by someone qualified to do so.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.