

Canary Quay, Eastbourne



- Town House Property
- Vendor Suited
- Three Bedroom
- Driveway Leading To Garage
- Well Presented Throughout
- Spacious Kitchen-Diner
- Versatile Accomodation
- Walking Distance To Harbour
- Good Transport Links



Freehold

£375,000

3 BEDROOM 2 RECEPTION 2 BATHROOM 1 GARAGE

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### DESCRIPTION

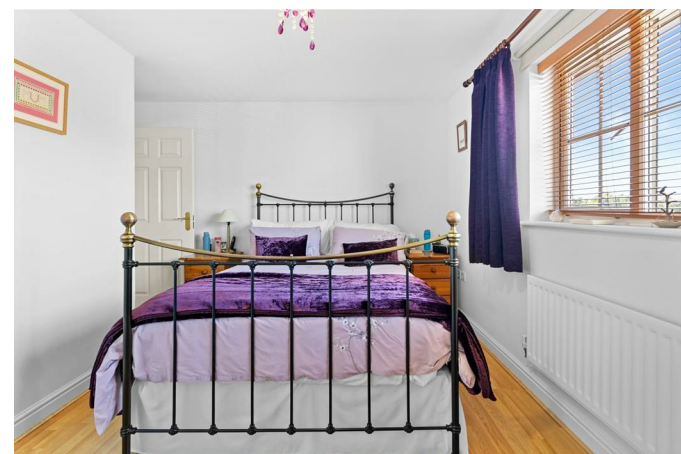
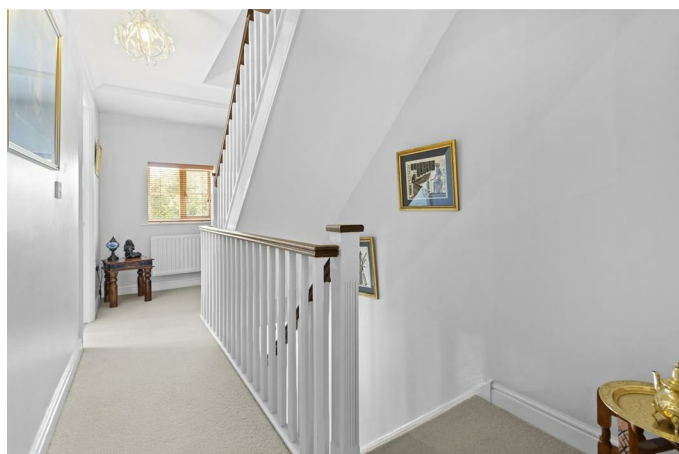
Occupying an enviable position within the highly sought-after Sovereign Harbour development, this beautifully presented home offers the perfect blend of modern living and waterside lifestyle. Situated just moments from the marina, residents can enjoy an excellent selection of waterfront restaurants, cafés and bars, together with scenic harbour walks, whilst Eastbourne's seafront and town centre remain within easy reach.

The accommodation has been thoughtfully arranged to provide bright and spacious living throughout, with well-proportioned rooms perfectly suited to both everyday family life and those who enjoy entertaining. The welcoming entrance leads through to the principal reception space, whilst the contemporary kitchen provides an ideal setting for modern living. Upstairs, the bedrooms are generously sized, complemented by well-appointed bathroom facilities to suit the needs of a growing family or visiting guests.

Externally, the property benefits from private outside space, ideal for relaxing or al fresco dining during the warmer months, together with the convenience of off-road parking and a garage.

Sovereign Harbour continues to be one of Eastbourne's most desirable residential locations, offering an exceptional coastal lifestyle with excellent access to local shopping facilities, supermarkets, highly regarded schools, bus routes and road links. The nearby marina provides a unique setting for leisure pursuits, sailing enthusiasts and those simply looking to enjoy the vibrant waterside atmosphere.

An internal inspection is highly recommended to fully appreciate the accommodation, location and lifestyle this superb home has to offer.



## Canary Quay, Eastbourne

- Hallway 1.98 x 6.09 (6'5" x 19'11")
- Downstairs WC 0.9 x 1.91 (2'11" x 6'3")
- Kitchen/Dining Area 4.81 x 2.9 (15'9" x 9'6")
- Conservatory 2.55 x 3.23 (8'4" x 10'7")
- Landing 1.98 x 5.04 (6'5" x 16'6")
- Study/Bedroom Three 2.68 x 3.27 (8'9" x 10'8")
- Landing 2.04 x 1.66 (6'8" x 5'5")
- Lounge 5.25 x 4.57 (17'2" x 14'11")
- Bedroom One 4.13 x 3.69 (13'6" x 12'1")
- En-Suite 3.1 x 1.46 (10'2" x 4'9")
- Bedroom Two 3.79 x 2.42 (12'5" x 7'11")
- Bathroom 3.1 x 1.53 (10'2" x 5'0")