

# HUNT FRAME

ESTATE AGENTS



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## 44 Royal Sovereign View, Eastbourne, BN23 6EQ

£350,000



LOVELY MID TERRACE TOWNHOUSE with SEA & COASTAL VIEWS across Prince William Parade with versatile accommodation across three floors. Presenting the ground floor with KITCHEN, DINING ROOM & STUDY/BEDROOM 4 which could be re-configured to provide an open plan kitchen/dining/family area. The first floor has the SITTING ROOM (with views), FAMILY BATHROOM and BEDROOM 3. The top floor has BEDROOM 2 and the MASTER BEDROOM, again with views and an EN-SUITE facility. Gardens to both the front and rear with an adjacent GARAGE and dedicated PARKING. Highly recommended.

Close to the ever popular Sovereign Harbour, with its array of boutique shops, restaurants and cafes. The property is literally moments from the beach and close to bus routes and trunk roads, in and out of Eastbourne. An ideal position for beach lovers and a dog walkers paradise!



## ENTRANCE

Composite entrance door with glazed panels, access to the lobby, glazed and wooden door to the entrance hall, door to the cloakroom.

## CLOAKROOM

Low level Wc with cistern, corner wall mounted wash hand basin, radiator, UPVC double glazed window to the front aspect.

## HALLWAY

Under stairs storage cupboard, radiator, staircase to the first floor, doors off to the kitchen, dining room and study/bedroom 4.

## KITCHEN

12'3 x 7'6 (3.73m x 2.29m)  
Range of floor standing and wall mounted units with worktop space, under counter appliance spaces, plumbing and space for a washing machine, space for a freestanding oven, hatch to the dining room, inset sink with tap and drainer, wall mounted boiler, partly tiled walls, UPVC double glazed window to the front aspect.

## DINING ROOM

12'6 x 7'9 (3.81m x 2.36m)  
Sliding UPVC double glazed patio doors, overlooking and allowing access to the rear garden, radiator, hatch to the kitchen.

## STUDY/BEDROOM 4

9'5 x 6'0 (2.87m x 1.83m)  
Fitted mirror fronted wardrobe, radiator, UPVC double glazed window to the rear aspect.

## STAIRCASE TO THE FIRST FLOOR

## LANDING

UPVC double glazed window to the front aspect, doors to the sitting room, family bathroom and bedroom 3.

## SITTING ROOM

14'1 x 9'7 (4.29m x 2.92m)  
UPVC double glazed window to the front aspect with UPVC double glazed, sliding patio doors, opening onto a Juliette balcony with lovely direct sea and coastal views, two radiators.

## FAMILY BATHROOM

Fitted with a suite of a panelled bath with shower attachment, low level Wc and wash hand basin, part tiling to walls, radiator, extractor fan.

## BEDROOM 3

8'9 x 7'5 (2.67m x 2.26m)  
UPVC double glazed window to the front aspect, radiator.

## STAIRCASE TO THE SECOND FLOOR

## LANDING

Loft access, doors off to bedrooms 1 & 2.

## BEDROOM 1

10'8 x 7'11 (3.25m x 2.41m)  
UPVC double glazed window to the front aspect, fitted mirror fronted double wardrobe, radiator, sea and coastal views, door to the en-suite.

## EN-SUITE

Velux window to the rear aspect, shower tray with shower unit above, wash hand basin, low level Wc, part tiling to walls, radiator.

## BEDROOM 2

10'9 x 8'11 (3.28m x 2.72m)  
UPVC double glazed window to the front aspect, radiator, eaves storage.

## OUTSIDE - FRONT & REAR GARDENS

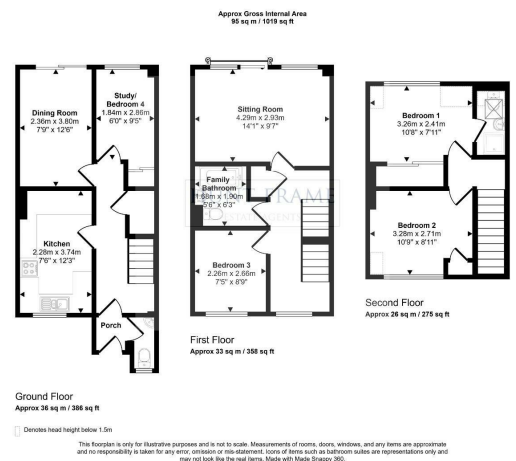
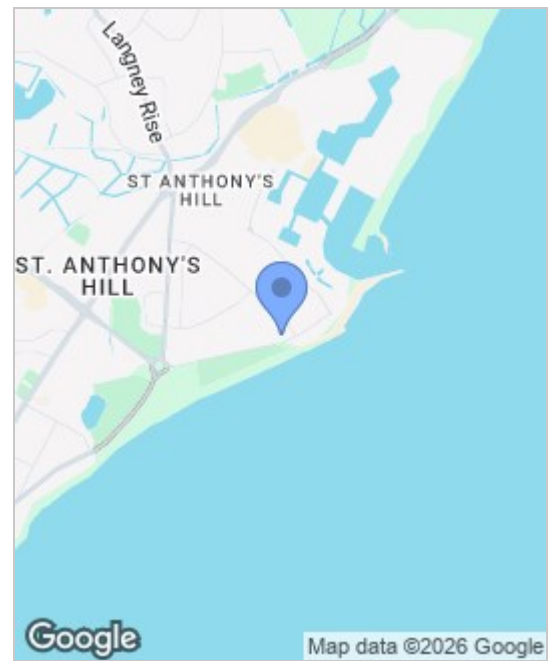
Front - A gate and pathway leads to the main entrance with a paved seating area and area of lawn, path to the garage, fenced boundaries. Rear - Laid to paving, walled and shrub lined boundaries, access to the dining room.

## GARAGE & PARKING

Adjacent to the property is the garage, in a block of two with parking to the front.

## AGENTS NOTE

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Coadjute will send a secure link for you to complete the biometric checks electronically. A fee of £45+ VAT per person will apply for these checks. These anti-money laundering checks must be completed before we can commence marketing or issue a sales memo. Please contact the office if you have any questions in relation to this.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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