

35 Canary Quay

Eastbourne, BN23 5UT

£350,000

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Phil Hall Estate Agents are delighted to bring to the market this attractive and deceptively spacious townhouse, enjoying a picturesque setting within Sovereign Harbour, with delightful views to the rear over the boats. Perfectly positioned within walking distance of the harbour's popular restaurants, cafés, bars and shopping facilities, with Eastbourne's seafront just a short stroll away, the property offers an enviable combination of waterside living and everyday convenience.

Arranged over three floors, the accommodation offers an excellent balance of space, comfort and versatility, complemented by a private balcony, low-maintenance rear garden, driveway and garage. Furthermore, the property is being offered to the market chain free.

Upon entering the property, you are welcomed into the entrance hall, which provides access to a useful ground-floor cloakroom and the spacious kitchen/dining room, forming the social heart of the home.

Positioned to the rear, the kitchen is fitted with a range of wall-mounted and matching base units with work surfaces over and comes complete with a four-ring gas hob with extractor hood over, integrated fridge and freezer, together with space for a washing machine. There is ample space for a selection of dining room furniture, making this a wonderful environment for family meals, entertaining friends or simply enjoying everyday living. Direct access to the rear garden creates a natural connection between the indoor and outdoor spaces, perfect for summer gatherings and alfresco dining.

Leading up to the first floor, you are greeted by the impressive rear-facing living room, undoubtedly one of the property's most appealing features. Generous in size, the room offers plenty of space for a range of living room furniture, whilst the attractive outlook provides an ever-changing backdrop to everyday life.

























Step outside onto the private balcony and you can truly appreciate what makes this home so special. Overlooking the rear garden and boats beyond, it provides an idyllic setting to relax with a morning coffee, enjoy a good book or unwind with a glass of wine at the end of the day. It is a wonderful extension of the living accommodation and a constant reminder of the property's enviable waterside location.

Also situated on the first floor is the third bedroom, offering excellent versatility as a comfortable guest bedroom, children's bedroom or a dedicated home office for those working remotely.

Continuing to the second floor, the master bedroom occupies a delightful rear-facing position, enjoying elevated views over the boats and providing a relaxing retreat at the end of the day. The bedroom benefits from a built-in wardrobe and its own private en-suite shower room, adding an extra touch of comfort and convenience.

Completing the second-floor accommodation is a further bedroom and a separate family bathroom, making the layout particularly appealing to families, visiting guests or those simply looking for additional space.

Entrance Hall

Ground Floor Cloakroom
5'10 x 2'10 (1.78m x 0.86m)

Kitchen/Dining Room
15'03 x 9'04 (4.65m x 2.84m)

First Floor Landing

Living Room/Dining Room
15'04 x 14'10 (4.67m x 4.52m)

Bedroom Three
11'00 x 8'09 (3.35m x 2.67m)

Second Floor Landing

Bedroom One
13'02 x 9'03 (4.01m x 2.82m)

Ensuite Shower Room
8'05 x 4'08 (2.57m x 1.42m)

Bedroom Two
11'11 x 7'11 (3.63m x 2.41m)

Bathroom
7'06 x 5'00 (2.29m x 1.52m)

Outside
To the front of the property, a private driveway provides off-road parking for one vehicle and leads to the garage, offering additional parking or valuable storage space.

The private rear garden has been thoughtfully arranged with low-maintenance living in mind. Predominantly laid to patio and complemented by a selection of shrub borders, it offers an inviting outdoor space where you can enjoy summer barbecues, entertain friends or simply relax in the attractive surroundings. With minimal upkeep required, there is more time to enjoy everything this wonderful location has to offer.

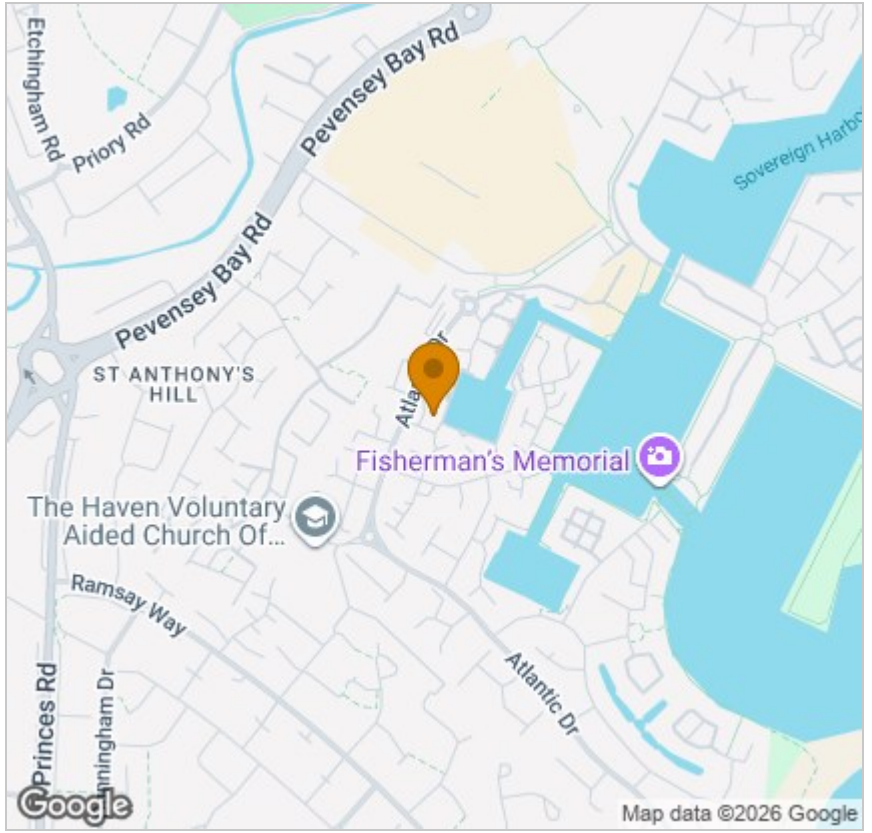
Garage
16'11 x 8'07 (5.16m x 2.62m)

Floor Plan

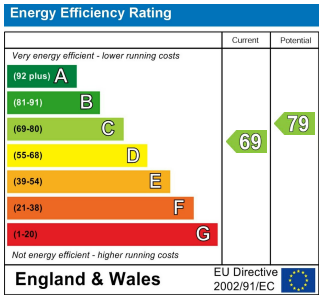


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205
if you wish to arrange a viewing appointment for this property or require further information.

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