



**Sovereign Close, Eastbourne BN23 6FE**

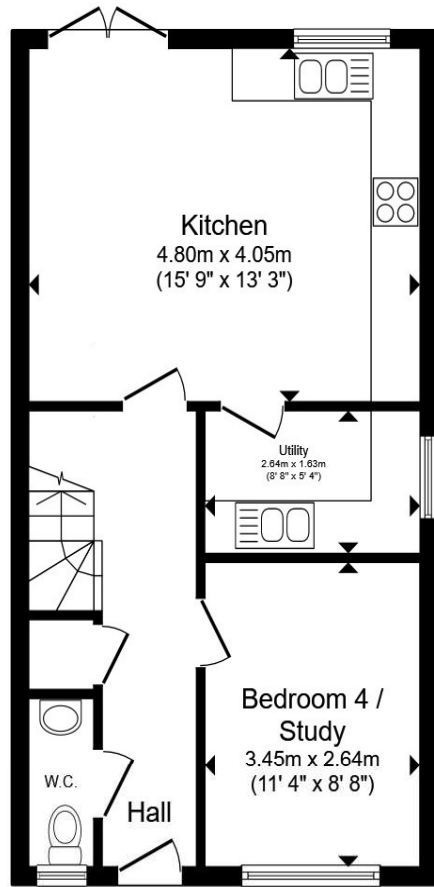


**welcome to**

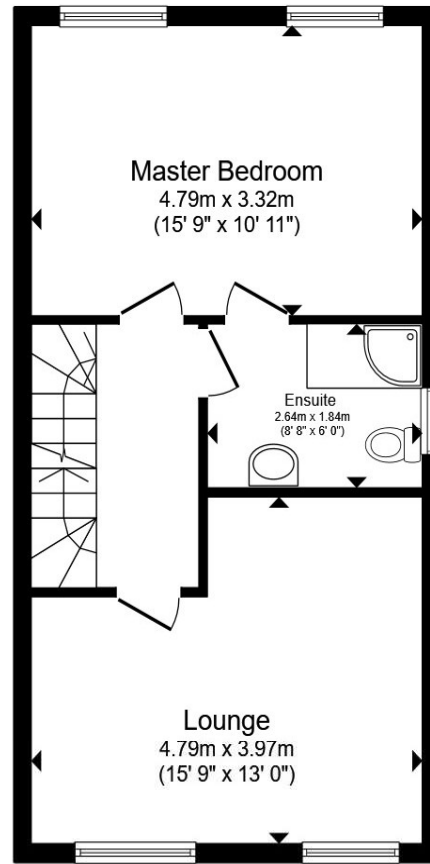
**Sovereign Close, Eastbourne**

A bright and spacious modern 3/4 bedroom town house arranged over three floors, offering flexible accommodation, a rear garden and covered carport parking. Ideally located close to Sovereign Harbour and The Crumbles Retail Park.

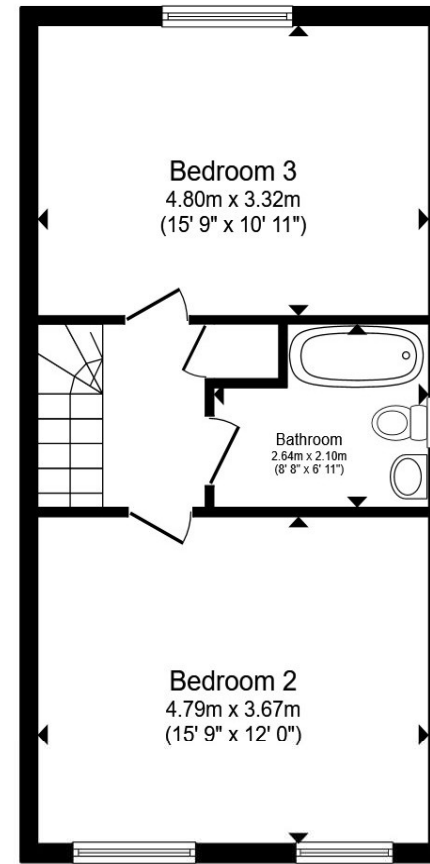




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 134.9 m<sup>2</sup> (1,452 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**Entrance Hall**

**Downstairs W/C**

**Bedroom Four / Study**  
11' 4" x 8' 8" ( 3.45m x 2.64m )

**Kitchen**  
15' 9" x 13' 3" ( 4.80m x 4.04m )

**Utility Room**  
8' 8" x 5' 4" ( 2.64m x 1.63m )

**Stairs To First Floor Landing**

**Bedroom One**  
15' 9" x 10' 11" ( 4.80m x 3.33m )

**Lounge**  
15' 9" x 13' ( 4.80m x 3.96m )

**Shower Room**

**Stairs To Second Floor Landing**

**Bedroom Two**  
15' 9" x 12' ( 4.80m x 3.66m )

**Bedroom Three**  
15' 9" x 10' 11" ( 4.80m x 3.33m )

**Bathroom**

**Rear Garden**

**Parking**

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## Sovereign Close, Eastbourne

- MODERN 3/4 BEDROOM TOWN HOUSE
- FLEXIBLE ACCOMMODATION OVER THREE FLOORS
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- SPACIOUS KITCHEN/DINING ROOM WITH FRENCH DOORS
- SEPARATE UTILITY ROOM

Tenure: Freehold EPC Rating: Awaiting  
Council Tax Band: D

# £425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LGL111969 - 0003

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