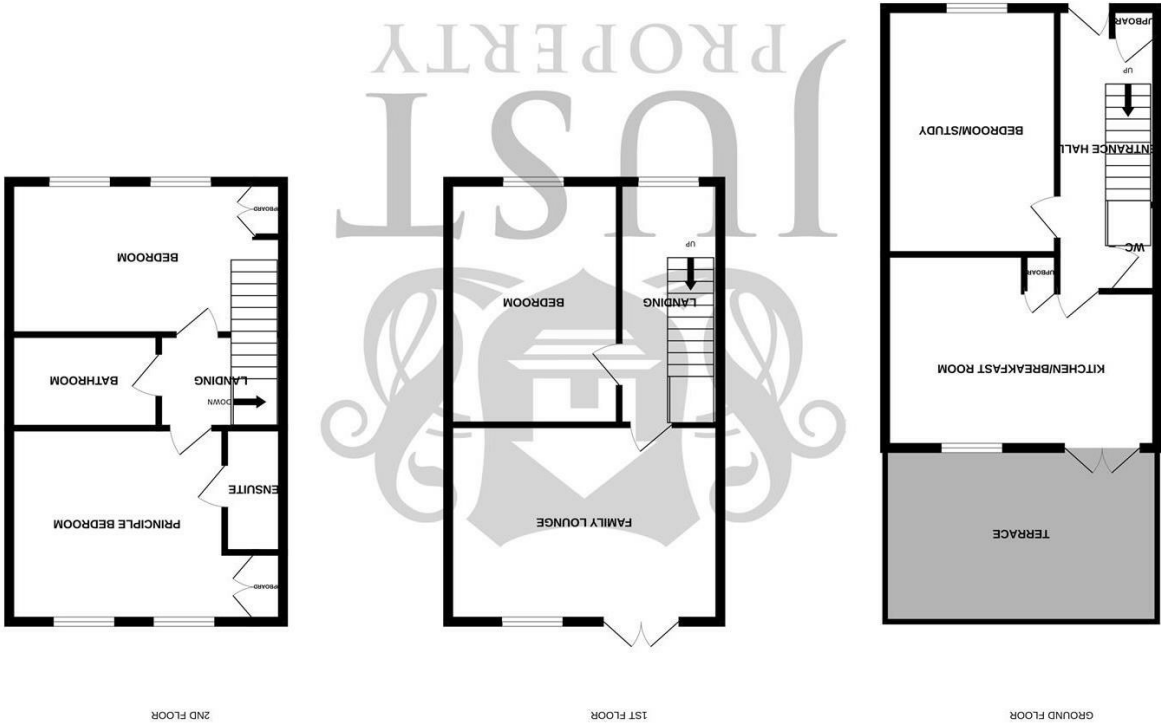




Whilst every attempt has been made to ensure the accuracy of the footprint contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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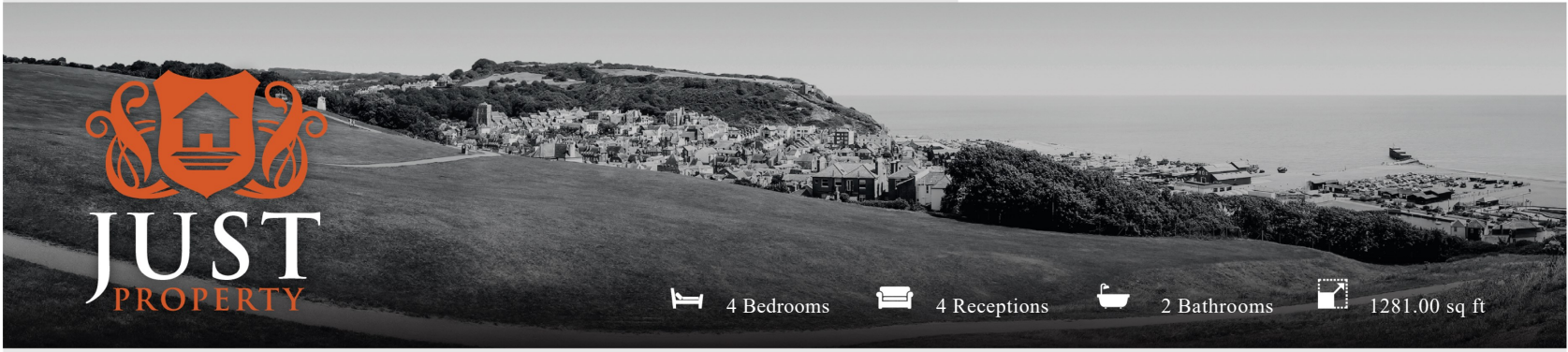
England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Potential	Current
	87	74
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



FLOORPLANS

43 Long Beach View, Sovereign Harbour North, Eastbourne, BN23 5NA

www.justproperty.net



4 Bedrooms 4 Receptions 2 Bathrooms 1281.00 sq ft

43 Long Beach View, Sovereign Harbour North, Eastbourne, BN23 5NA

Freehold

£495,000





Freehold

£495,000



4 Bedrooms



4 Receptions



2 Bathrooms



1281.00 sq ft

PROPERTY DETAILS

CHAIN FREE

A rare opportunity to secure this chain-free, spacious four double bedroom townhouse, situated in the highly sought-after Sovereign Harbour North area OF Eastbourne.

The property enjoys fantastic views over the water towards the South Downs and is within walking distance of the excellent selection of restaurants, cafés and shopping facilities at the Marina.

Arranged over three floors, the accommodation is both versatile and well-proportioned. The ground floor comprises a spacious entrance hallway with useful WC, a ground floor double bedroom (or additional reception room), and an impressive open-plan kitchen/breakfast room with French doors opening onto a terrace overlooking the water.

To the first floor, there is a wonderful dual-aspect living room with Juliet balcony enjoying superb waterside views, along with a further double bedroom. The second floor offers a principal bedroom with en-suite shower room, a family bathroom, and an additional double bedroom.

Further benefits include the front garden, a garage and an allocated parking space.

This excellent family home is offered via the vendors' sole agents, Just Property. Please call 01424 444100 to arrange a viewing of this fantastic waterside townhouse.

ROOM DIMENSIONS

Front Door

Entrance Hallway

WC

Bedroom

14'4" x 10'7" (4.37 x 3.23)

Kitchen & Breakfast Room

16'8" x 11'8" (5.10 x 3.56)

Stairs To Landing

Family Lounge

16'8" x 11'8" (5.10 x 3.56)

Bedroom

14'6" x 9'8" (4.42 x 2.97)

Stairs Up To Landing

Bedroom

16'0" x 10'4" (4.88 x 3.15)

Family Bathroom

Principle Bedroom

16'8" x 12'8" (5.10 x 3.88)

En-Suite Shower / WC

Ground Floor Terrace

Front Garden

Garage

Allocated Parking Space

FEATURES

- CHAIN FREE
- Four Bedroom Townhouse
- Two Bathrooms inc En Suite
- Garage and Allocated Parking Space
- Three Storey Family House
- Rear Terrace
- Waterfront Position
- Fantastic views
- Close To Restaurants and Shops



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.