



Sovereign Harbour North, Eastbourne is home to this truly stunning three/four bedroom town house. This home is town house living at its best, spacious, light and airy and with accommodation to match all needs, all with the beach within a short distance and the restaurants and cafes of the harbour side within easy reach. The home was built in 2001 as part of this sought after development, is Freehold and the popular position of the development is conveniently placed within a very short walk to the seafront where residents can enjoy easy access to the beach, and beach walks allowing you to join the seafront in Pevensey Bay or Langney point which has the Sovereign Leisure Centre, Eastbourne and Beachy Head. This also includes a cyclist path towards Langney point and Eastbourne. You may enjoy a variety of walks to the harbour gates and watch the yachts and motor cruisers leaving the harbour, or inner Harbour walks taking you round to the Harbour side development of local independent stores and restaurants as well as the convenience of big name stores and supermarkets. Road and public transport links are well served with bus routes to Eastbourne town centre, seafront and train station with direct links to London Victoria, Gatwick, Brighton and Hastings. The home has been subject to many improvements and upgrades by our current owners, to include engineered wood flooring, replacement Oak internal doors throughout and upgraded heating system and radiators. The open plan living, kitchen and dining space takes your breath away being an impressive 31ft in length with double aspect from full height doors front and rear which open to Juliet balconies. The kitchen area has been refitted with a range of modern high gloss units and houses integral appliances with a further run of floor to ceiling contrasting units providing an abundance of additional storage. There is the added feature of the ground floor having a further living room with bi-fold doors opening to the sunny rear garden, with the entrance hallway with built in cupboard and cloakroom plus the garage which has been plumbed for a washing machine. The second floor has three good sized bedrooms, one with refitted en-suite shower facilities and built in wardrobes, plus further built in cupboards and a modern refitted family bathroom. The parking for the property is two spaces to the front and electric charging point, plus the garage, and the rear garden is landscaped to provide a low maintenance space to enjoy with an area of paved patio and artificial lawn. The garden is a sunny and protected space to enjoy. In all viewing is going to be essential to be able to fully appreciate the unique opportunity this property offers.

Guide Price £450,000-£465,000
Tenure Freehold | Council Tax Band- E



21 Hobart Quay, Eastbourne, BN23 5PB

Entrance Hall- Double glazed wooden door to front. Engineered wood flooring through all areas. Feature radiator. Telephone point. Coved ceiling. Staircase leading to the first floor with built in storage cupboard beneath. Personal door to garage.

Cloakroom- Opaque double glazed window to front. Engineered wood flooring. Radiator. Modern wash hand basin set in vanity unit with tiled splashback and low level W.C.

Living Room - 4.72m x 3.4m (15'6" x 11'2")- Full width bi-fold doors to rear with inset fitted blinds. Engineered wood flooring. Radiator. Coved ceiling. T.V point.

First Floor Landing- Carpeted with staircase rising to second floor. Oak glazed doors to dining area.

Living Room - 4.72m x 3.43m (15'6" x 11'3")- Through to dining area and open to kitchen. Double glazed window to rear and double glazed door opening to Juliet balcony. Engineered wood flooring throughout. Feature radiators. Inset feature electric fire. Coved ceiling. T.V point.

Dining Area Through to Kitchen - 5.97m x 2.64m (19'7" x 8'8")- Glazed oak doors to landing. Engineered wood flooring. Coved ceiling. Feature radiator. Range of high gloss units to one wall providing ample storage.

Kitchen/Breakfast Room- Double glazed window to front and double glazed door to Juliet balcony. Engineered wood flooring and partially tiled walls. Fully fitted with a range of modern high gloss wall and base units housing integral dishwasher and fridge/freezer and eye level integral microwave combination oven and built in electric oven. Work surfaces extending to breakfast bar., with inset sink and drainer unit with contemporary mixer tap, and Zanussi 4 burner electric induction hob with brushed stainless steel cooker hood above.

Second Floor Landing- Deep built in cupboard housing the hot water tank and further deep built in storage cupboard. Access to a large loft with partial boarding and fitted ladder. Coved ceiling. Radiator.

Bedroom One - 3.63m x 3.35m (11'11" x 11'0")- Double glazed window to front with fitted shutters. Deep built in double wardrobe. Radiator. T.V point and telephone points. Coved ceiling. Door leading to en-suite.

En-Suite Shower Room- Engineered wood flooring. Radiator. Extractor fan. Modern suite comprising shower cubicle with sealed wall panels, wash hand basin set in vanity unit with tiled splashback and low level W.C.

Bedroom Two - 3.96m x 2.49m (13'0" x 8'2")- Double glazed window to rear. Radiator. Coved ceiling.

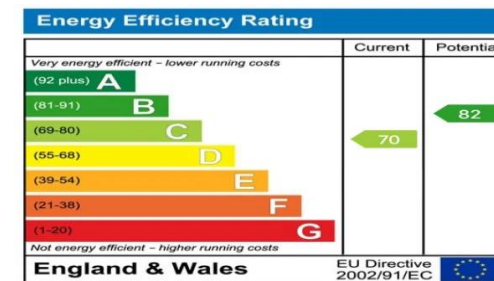
Bedroom Three - 3.61m x 2.16m (11'10" x 7'1")- Double glazed window to rear. Radiator. Coved ceiling.

Bathroom- Engineered wood flooring and partially tiled walls. Radiator. Extractor fan. Modern white suite comprising panel bath with mixer tap and handheld shower attachment and further rain head over, wash hand basin and low level W.C.

Rear Garden- Enclosed by fencing with gated rear access. Low maintenance and sheltered space with paving providing the patio area and artificial lawn. Power points.

Driveway- Two spaces for parking plus the garage. Electric charging point.

Integral Garage - 5.82m x 2.62m (19'1" x 8'7")- Personal door from hallway and up and over door to front. Power and light and plumbing for washing machine.



Utilities

This property has the following utilities:

Water Mains

Drainage Mains

Gas Mains

Electricity Mains

Primary Heating Gas central heating system

Solar Power None

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



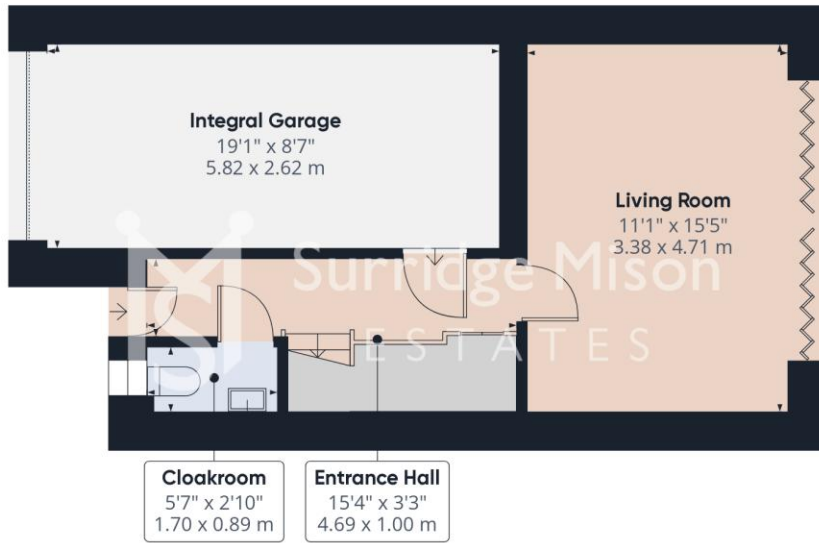
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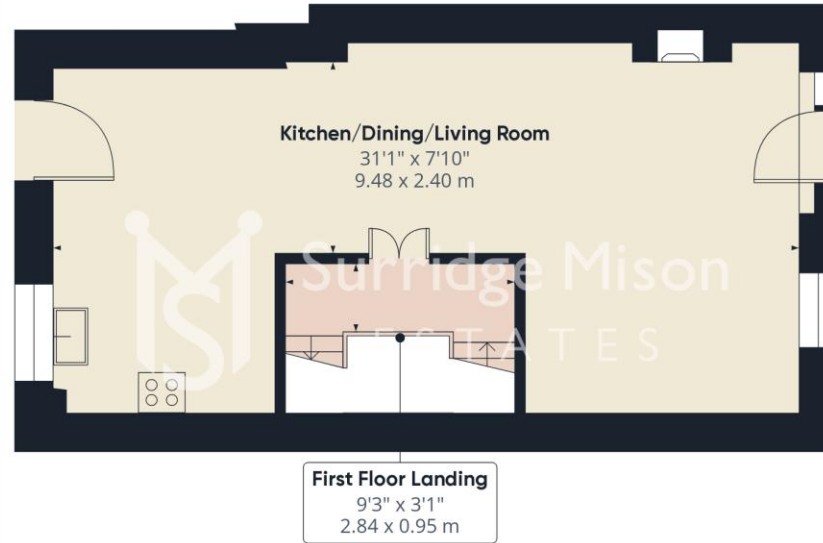
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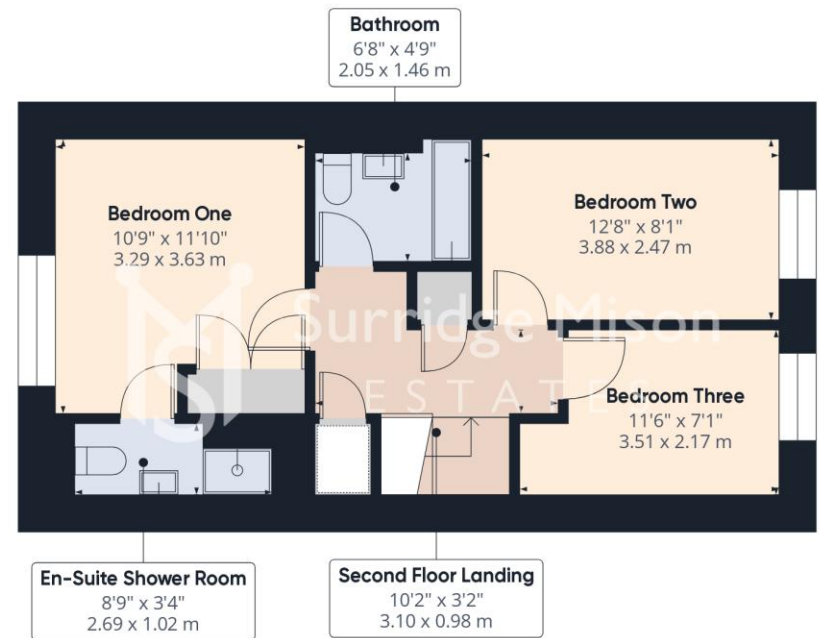
Company Registration Number 14506438



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

1298.44 ft²
120.63 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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