



A light & spacious three bedroom semi-detached Town House now available in the delightful after Sovereign Harbour area of Eastbourne. The property would benefit from some cosmetic improvements, however offers an excellent opportunity for any buyer to put their stamp on it.

The property is situated in a popular position and 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.

Price £350,000

Tenure Freehold

DRAFT BROCHURE TO BE APPROVED BY VENDOR



45 St Kitts Drive, Sovereign Harbour, Eastbourne, East Sussex, BN23 5TL

Surridge Mison
ESTATES

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 accommodation is arranged over three floors and comprises of, entrance hallway with storage and ground floor W.C. The kitchen is fully fitted and has integral appliances, whilst the lounge/dining room has a further storage cupboard and French doors leading to the rear garden.

The first floor has two good sized bedrooms, one boasting an en-suite shower room. The family bathroom is also on this level. Up to the second floor which has the main bedroom suite, with two windows to the front, a dressing area with built in wardrobes and an en-suite shower room.

Outside, there is a South facing landscaped rear garden and a car port. A viewing is highly recommended to be able to fully appreciate this home.

Entrance Hall Front door. Built in storage cupboard with shelving. Radiator. Coved ceiling. Carpeted. Stairs leading to first floor.

Cloakroom WC Opaque double glazed window to front. Vinyl flooring. Radiator. Wash hand basin with tiled splashback and W.C.

Kitchen - 3.48m x 2.31m (11'5" x 7'7")

Double glazed window to front. Vinyl flooring and part tiled walls. Inset spotlights. Radiator. Fully fitted with a range of wall and base units housing integral fridge/freezer, wall mounted boiler and space for washing machine. Built in electric oven. Work surfaces with inset ceramic sink and drainer unit and 4 burner gas hob with fitted stainless steel cooker hood.

Lounge/Diner - 4.75m x 3.33m (15'7" x 10'11")

Double glazed windows and French doors to rear garden. Storage cupboard. Two radiators. Carpeted. Coved ceiling. TV point.

First Floor Landing Carpeted. Radiator. Stairs leading to second floor.

Bedroom Two - 4.39m x 2.39m (14'5" x 7'10")

Two double glazed windows to front. Radiator. Carpeted. Door leading to en-suite.

En-Suite Shower Room Vinyl flooring. Radiator. Extractor fan. White suite fitted with shower cubicle with tiled enclosure, wash hand basin with tiled splashback and W.C.

Bedroom Three - 4.39m x 2.24m (14'5" x 7'4")

Two double glazed windows to rear. Carpeted. Radiator.

Family Bathroom Partially tiled walls and vinyl flooring. Radiator. White suite comprising of bath with mixer taps and handheld shower attachment, wash hand basin and W.C.

Second Floor Landing Carpeted.

Master bedroom - 4.39m x 4.39m (14'5" x 14'5")

Two double glazed windows to front. Carpeted. TV point. Two radiators. Loft access. Archway to dressing area.

Dressing Area - 3m x 1.83m (9'10" x 6'0")

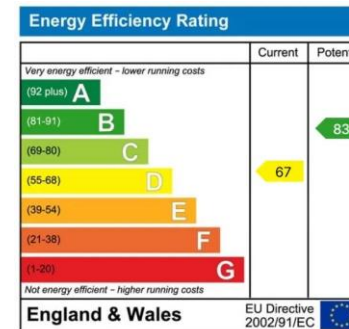
Velux double glazed window. Built in wardrobes. Airing cupboard housing the hot water tank. Radiator. Carpeted.

En-Suite Shower Room Velux double glazed window. Radiator. Vinyl flooring. Extractor fan. Suite comprising of shower cubicle with tiled enclosure, wash hand basin with tiled splashback and W.C.

Rear Garden South facing rear garden being mainly laid to lawn with patio area. Shed. Fencing surrounds. Mature trees and shrubs. Gate to:

Car Port Accessed via Grenada Close. Provides covered off road parking.

Council Tax Band E



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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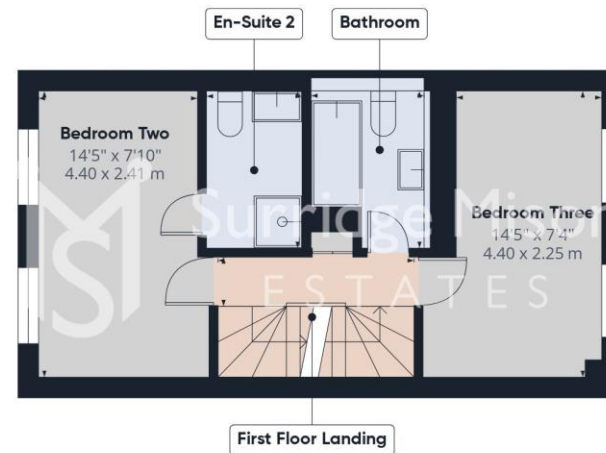
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Floor 0



Floor 1



Floor 2



Approximate total areaⁿ⁾

1045 ft²

97.2 m²

Reduced headroom

29 ft²

2.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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