



An immaculately presented and beautifully modernised town house situated within a gated development in Eastbourne's sought after Sovereign Harbour, within close proximity to the stunning waterfront, beach & amenities including shops, restaurants & cafes. Set over four floors, allowing for versatile accommodation, this property boasts four bedrooms, a stunning kitchen with integral appliances, a main bedroom suite with sun terrace, dressing area and a stylish en-suite shower room, south facing rear garden, integral garage, driveway, double glazing & gas central heating. Cont...

Price £425,000

Tenure Freehold

DRAFT BROCHURE TO BE APPROVED BY VENDOR



21 Dominica Court, Sovereign Harbour, Eastbourne, East Sussex, BN23 5TR

Surridge Mison
ESTATES

Sitting at over 1550 sqft, the home has a feeling of light & space throughout, with the ground floor compromising of a stylish entry with tiled flooring, along with two built in storage cupboards and a personal door to the garage. The garden/family room has been adapted with feature bi-folding doors which lead onto the south facing rear garden, and allow for a peaceful retreat away from the rest of the home. There is also a shower room on this level.

The first floor is the heart of the home, housing the main reception space as well as the kitchen. The lounge/dining room is bright and has a feature Juliette balcony, making it an ideal space for entertaining. The kitchen has been beautifully refitted, again boasts a Juliette balcony, and is fully equipped with integral appliances.

The bedrooms are all on the top two levels of the home, with the second floor housing two doubles, one with built in wardrobes and a modern bathroom suite. The top floor has another bedroom, and the main bedroom. The main bedroom is a suite of peace & luxury, with a dressing area, stylish en-suite shower room and a sun terrace with far reaching views over the water feature and towards The South Downs National Park.

Outside, the property has an integral garage and off road parking for two vehicles. To the rear, there is a south facing rear garden, which is paved for ease of maintenance, and has gated rear access to the water features, making it a peaceful oasis.

Sovereign Harbour is an impressive development situated along Eastbourne's coastline, between Eastbourne and Pevensey Bay. The Waterfront offers many shops, restaurants and cafes. The beach is at the end of the road, and Eastbourne Pier and Town Centre are an enjoyable level two mile walk away along the promenade.

Also available in the locality is a popular primary school plus a retail park with national shops and supermarkets.

Storm Porch Casement door to front. Tiled flooring. Coved ceiling. Archway leading to entrance hall.

Entrance Hall Two built in storage cupboards. Radiator. Tiled flooring. Coved ceiling. Inset spotlights. Personal door to garage. Stairs leading to first floor.

Shower Room Tiled flooring. Extractor fan. Inset spotlights. Towel rail. White suite compromising of shower cubicle with tiled enclosure, wash hand basin with tiled splashback and W.C.

Family/Garden Room - 4.47m x 2.54m (14'8" x 8'4")

Bi-folding doors leading to the rear garden. Coved ceiling. Radiator. Carpeted.

Lounge/Dining Room - 6.27m x 4.44m (20'7" x 14'7")

Double glazed window to rear and French doors onto Juliette balcony. Laminate flooring. Electric fireplace. Inset spotlights. Coved ceiling. Two radiators. Stairs leading to second floor.

Kitchen - 4.5m x 2.82m (14'9" x 9'3")

Double glazed window to front and French doors onto Juliette balcony. Laminate flooring. Modern tall radiator. Inset spotlights. Fully fitted with a range of stylish matte grey & navy blue wall and base units, housing integral fridge/freezer, washing machine and slimline dishwasher. Built in eye level electric oven and microwave. Light work surfaces with inset 4 burner Induction hob with fitted cooker hood and glass splashback, and ceramic 1 and 1/2 bowl sink and drainer unit with mixer tap.

Second Floor Landing Double size built in airing cupboard. Laminate flooring. Inset spotlights. Radiator. Stairs leading to top floor.

Bedroom Two - 4.47m x 3.43m (14'8" x 11'3")

Two double glazed windows to rear. Built in wardrobes. Radiator. Coved ceiling. Laminate flooring.

Bedroom Three - 4.5m x 2.79m (14'9" x 9'2")

Two double glazed windows to front. Radiator. Coved ceiling. Laminate flooring.

Family Bathroom Tiled flooring and partially tiled walls. Inset spotlights. Extractor fan. Towel rail. White suite compromising of bath with mixer taps and shower over, wash hand basin and W.C.

Third Floor Landing Laminate flooring.

Bedroom Four - 2.82m x 2.54m (9'3" x 8'4")

Double glazed window to front. Laminate flooring. Radiator.

Bedroom One - 3.4m x 3.2m (11'2" x 10'6")

Double glazed French doors leading to sun terrace. Laminate flooring. Inset spotlights. Coved ceiling. Radiator. Loft access. Archway leading to dressing area.

Sun Terrace Views towards The South Downs National Park.

Dressing Area - 2.16m x 1.45m (7'1" x 4'9")

Laminate flooring. Inset spotlights. Door leading to en-suite shower room.

En-Suite Shower Room Double glazed opaque window to front. Vinyl flooring and partially tiled walls. Inset spotlights. Extractor fan. Chrome towel rail. Modern suite compromising of walk in shower enclosure, wash hand basin set within vanity unit and W.C with concealed cistern.

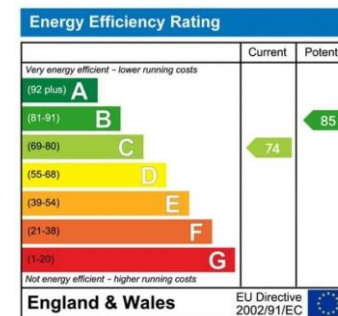
Integral Garage - 5.49m x 2.41m (18'0" x 7'11")

Single garage with up & over door to front. Personal door. Power and light.

Driveway With off road parking for two cars.

South Facing Rear Garden Sunny rear garden with block paved patio. Flower beds. Bricked wall surrounds. Gated rear access.

Estates Charge £TBC per annum | Sovereign Harbour sea defence charge £TBC per annum | 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.



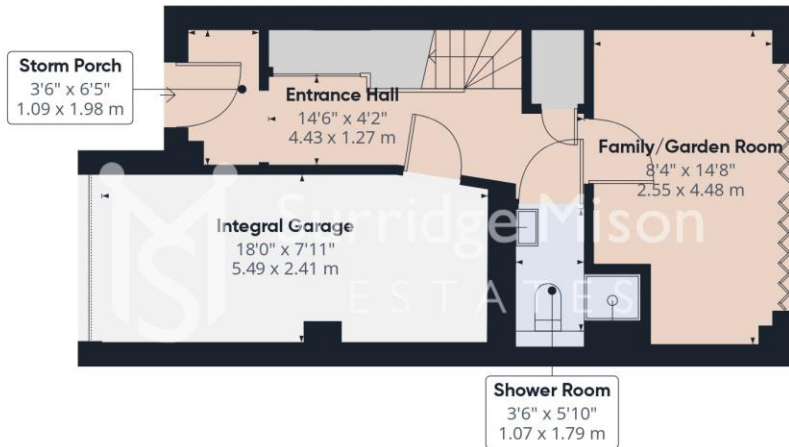
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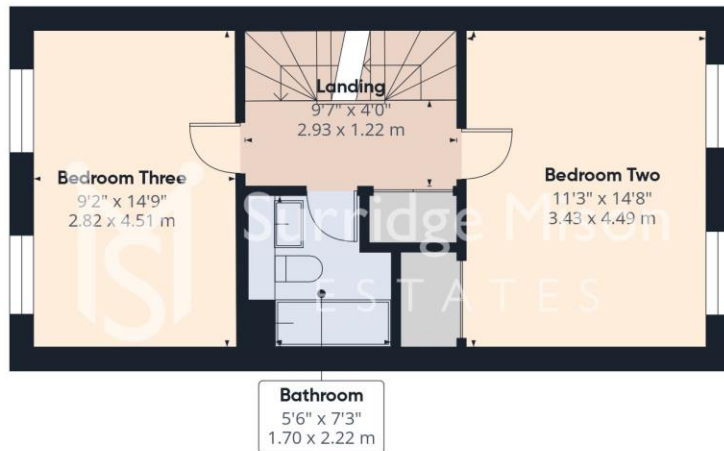
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Floor 0



Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

1555 ft²

144.3 m²

Balconies and terraces

76 ft²

7.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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