TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 1 Reception | 2 Bathroom

Offers In Excess Of £325,000









4 Canary Quay, Eastbourne, BN23 5UT

A three bedroom three storey townhouse with a double glazed conservatory and wonderful rear gardens. Situated on the popular Sovereign Harbour development within easy walking distance of the harbour bars, restaurants and retail parks the house is being sold CHAIN FREE. The house is well presented and benefits from a ground floor cloakroom, integral garage, fitted kitchen/breakfast room that opens onto a double glazed conservatory with vaulted ceiling. The first floor comprising of a spacious lounge/dining room and the third bedroom, the top floor has two double bedrooms, one with an En Suite shower room and further family bathroom. As well as having a garage, a driveway provides further off road parking. An internal inspection comes highly recommended.

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Freehold

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Main Features

- Three Storey Townhouse
- Three Bedrooms
- Ground Floor Cloakroom
- Kitchen/Breakfast Room
- Conservatory
- Lounge/Dining Room
- En Suite Shower Room & Family Bathroom/WC
- Lawn & Patio Rear Garden
- Driveway & Garage
- CHAIN FREE

Entrance
Front door to-

Hallway
Radiator. Stairs to first floor. Wood effect flooring. Corniced ceiling. Understairs cupboard. Door to integral garage. Door to-

Ground Floor Cloakroom
Low level WC. Wash hand basin. Radiator. Extractor fan.

Kitchen/Breakfast Room
15'0 x 8'9 (4.57m x 2.67m)
Fitted range of lightwood wall and base units with matching worktop and inset single drainer sink unit and mixer tap. Inset gas hob with electric oven under and extractor over. Space and plumbing for dishwasher. Space for upright fridge freezer. Part tiled walls. Radiator. Double glazed window. Double glazed french doors to-

Conservatory
9'4 x 5'10 (2.84m x 1.78m)
Vaulted ceiling. Double glazed windows. Double glazed french doors to garden.

Stairs from Ground to First Floor Landing
Radiator. Stairs to second floor. Double glazed window.

Lounge/Dining Room
14'10 x 14'4 (4.52m x 4.37m)
Radiator. Wood effect flooring. Corniced ceiling. Double aspect room with double glazed windows to side and rear aspect.

Bedroom 3
10'4 x 8'8 (3.15m x 2.64m)
Radiator. Wood effect flooring. Double glazed window to front aspect.

Stairs from Ground to First Floor Landing
Corniced ceiling. Airing cupboard housing hot water cylinder.

Bedroom 1
12'8 x 9'4 (3.86m x 2.84m)
Radiator. Wood effect flooring. Built in wardrobe. Door to-

En Suite Shower Room/WC
White suite comprising of shower cubicle with wall mounted shower. Low level WC. Pedestal wash hand basin. Heated towel rail. Inset spotlights. Part tiled walls. Extractor fan. Double glazed window.

Bedroom 2
11'6 x 7'5 (3.51m x 2.26m)
Radiator. Built in double wardrobe. Double glazed window.

Bathroom/WC
White suite comprising of panelled bath with mixer tap and shower attachment. Low level WC. Pedestal wash hand basin. Heated towel rail. Extractor fan. Frosted double glazed window.

Outside
The enclosed rear garden is laid to lawn and patio with well stocked flowerbeds and borders and outside lights.

Parking
A driveway to the front of the property provides off road parking and access to the -

Garage
15'10 x 8'6 (4.83m x 2.59m)
Up and over door.

COUNCIL TAX BAND = D

EPC = C

We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into 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. If you do not have your own surveyor, we would be pleased to recommend one. 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.