TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 2 Reception | 2 Bathroom

£349,950

18 St. Lawrence Place, Eastbourne, BN23 5QB

Beautifully presented and thoughtfully improved throughout, this charming three bedroom home is set within the highly desirable Henley Park development in Sovereign Harbour North. Offering a wonderful balance of style and practicality, the property features two well proportioned reception rooms, including a modern kitchen/dining space and a convenient ground floor WC. To the front, a quaint pedestrianised setting creates an attractive and peaceful approach, while a driveway and garage provide valuable off road parking. Upstairs, the property offers three generous bedrooms, including a superb principal bedroom with En-suite, alongside a well appointed family bathroom. Having been meticulously maintained and enhanced by the current owner, the home is ready to move straight into. Ideally located within walking distance of the marina waterfront, the Crumbles shopping complex and the seafront, this is an excellent opportunity to acquire a stylish home in a sought-after coastal setting.

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Main Features

- Terraced House
- 3 Bedrooms
- Ground Floor Cloakroom
- Lounge & Dining Room
- Kitchen
- En Suite Shower Room/WC
- Family Bathroom/WC
- Patio Rear Garden
- Driveway & Garage
- Close to Crumbles Retail Park, Harbour Cafes and Restaurants and Transport Links

Entrance
Double glazed front door to-

Hallway
Radiator. Stairs to first floor.

Ground Floor Cloakroom
Low level WC. Vanity unit with inset wash hand basin and mixer tap with cupboard below. Extractor fan. Heated towel rail. Frosted double glazed window.

Lounge
15'0 x 12'3 (4.57m x 3.73m)
Radiator. Electric fireplace. Double glazed window to front aspect.

Kitchen
10'3 x 6'10 (3.12m x 2.08m)
Fitted range of wall and base units with under unit lighting, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Electric hob with electric oven under and extractor over. Integrated fridge freezer and dishwasher. Space and plumbing for washing machine. Newly installed boiler. Double glazed window to rear aspect.

Dining Room
10'2 x 8'0 (3.10m x 2.44m)
Radiator. Understairs storage cupboard. Double glazed patio door to garden.

Stairs from Ground to First Floor Landing
Airing cupboard. Loft access (not inspected).

Bedroom 1
9'5 x 9'1 (2.87m x 2.77m)
Radiator. Built in wardrobe. Double glazed window to rear aspect. Door to-

En Suite Shower Room/WC
Shower cubicle. Low level WC. Pedestal wash hand basin. Extractor fan. Radiator.

Bedroom 2
9'7 x 8'8 (2.92m x 2.64m)
Radiator. Built in wardrobe. Double glazed window to front aspect.

Bedroom 3
6'5 x 6'4 (1.96m x 1.93m)
Radiator. Built in wardrobe. Double glazed window to front aspect.

Bathroom/WC
Panelled bath with mixer tap, wall mounted shower over and shower screen. Low level WC with concealed cistern. Wash hand basin with mixer tap and vanity unit below. Extractor fan. Heated towel rail. Part tiled walls. Frosted double glazed window.

Outside
The rear garden is laid to brick with slate chipping borders. There is an area of composite decking adjoining the house and a seating area to the rear with a pathway to the garage.

Parking
A driveway in front of the garage provides off road parking.

Garage
17'0 x 8'6 (5.18m x 2.59m)
Up and over door. Light and power. Door to garden.

AGENTS NOTE:
There is a development charge of £318 per annum. The harbour charge is approximately £402 per annum.

EPC = C

COUNCIL TAX BAND = D

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.