

Freehold

 3 Bedroom 1 Reception 2 Bathroom**£399,950**

## 11 Kingston Quay, Eastbourne, BN23 5UP

A well presented and attractive three bedroom semi detached house situated in the popular Sovereign Harbour Development. Offering well proportioned accommodation the house benefits from a spacious lounge, fitted kitchen/dining room with doors leading to the rear garden which is laid to patio and offers a high level of seclusion, a ground floor cloakroom, three double bedrooms, one with an en-suite shower room and a further family bathroom. The Harbours bars and restaurants are within comfortable walking distance as is the beachfront. An internal inspection comes very highly recommended.



**Main Features**

- Semi Detached House
- 3 Bedrooms
- Cloakroom
- Lounge
- Fitted Kitchen/Dining Room
- En-Suite Shower Room/WC
- Further Modern Bathroom/WC
- Secluded Rear Garden
- Garage
- Visitor Parking Space

**Entrance**

Door to-

**Entrance Hallway**

Oak flooring. Dado rail. Corniced ceiling. Stairs to first floor. Understairs cupboard. Door to-

**Cloakroom**

Low level WC. Pedestal wash hand basin. Part tiled walls. Radiator. Frosted double glazed window.

**Lounge**

16'2 x 11'2 (4.93m x 3.40m)

Radiator. Corniced ceiling. Oak flooring. TV point. Two double glazed windows to rear aspect.

**Fitted Kitchen/Dining Room**

18'7 x 11'3 (5.66m x 3.43m)

Modern range of fitted wall and base units. Woodblock worktop with inset ceramic butler style sink with chrome mixer tap. Space for range cooker. Extractor cooker hood. Plumbing and space for washing machine and dishwasher. Part tiled walls. Inset spotlights. Double glazed window. Double glazed door to rear garden.

**Stairs from Ground to First Floor Landing:**

Oak flooring. Built in cupboard with fixed shelving. Double glazed window.

**Bedroom 1**

14'4 x 10'1 (4.37m x 3.07m)

Radiator. Inset spotlights. Oak flooring. Built in wardrobe. Double glazed window to rear aspect. Door to-

**En-Suite Shower Room/WC**

White suite comprising of shower cubicle. Low level WC. Pedestal wash hand basin. Part tiled walls. Tiled flooring. Extractor fan. Chrome heated towel rail. Inset spotlights. Frosted double glazed window.

**Bedroom 2**

11'2 x 10'5 (3.40m x 3.18m)

Radiator. Oak flooring. Double glazed window.

**Bedroom 3**

9'10 x 7'5 (3.00m x 2.26m)

Radiator. Double glazed window to front aspect.

**Modern Bathroom/WC**

White suite comprising of panelled bath with chrome mixer tap and shower attachment. Low level WC. Pedestal wash hand basin. Part tiled walls. Tiled flooring. Heated towel rail. Inset spotlights. Frosted double glazed window.

**Outside**

The rear garden is laid to patio and shingle with mature trees and shrubs that provide a high level of seclusion. There is gated rear access that leads to the garage with its up and over door and further visitor parking space.

**Council Tax Band = D****EPC = C**