

16 Dominica Court,  
Eastbourne, BN23 5TR

Freehold

£420,000



4/5 Bedroom 2 Reception 3 Bathroom



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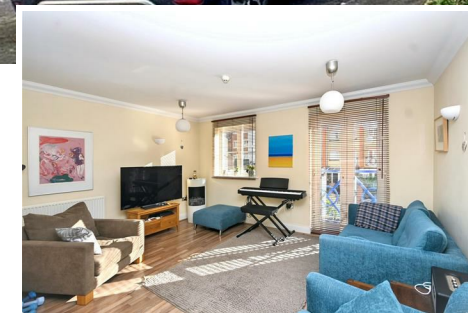
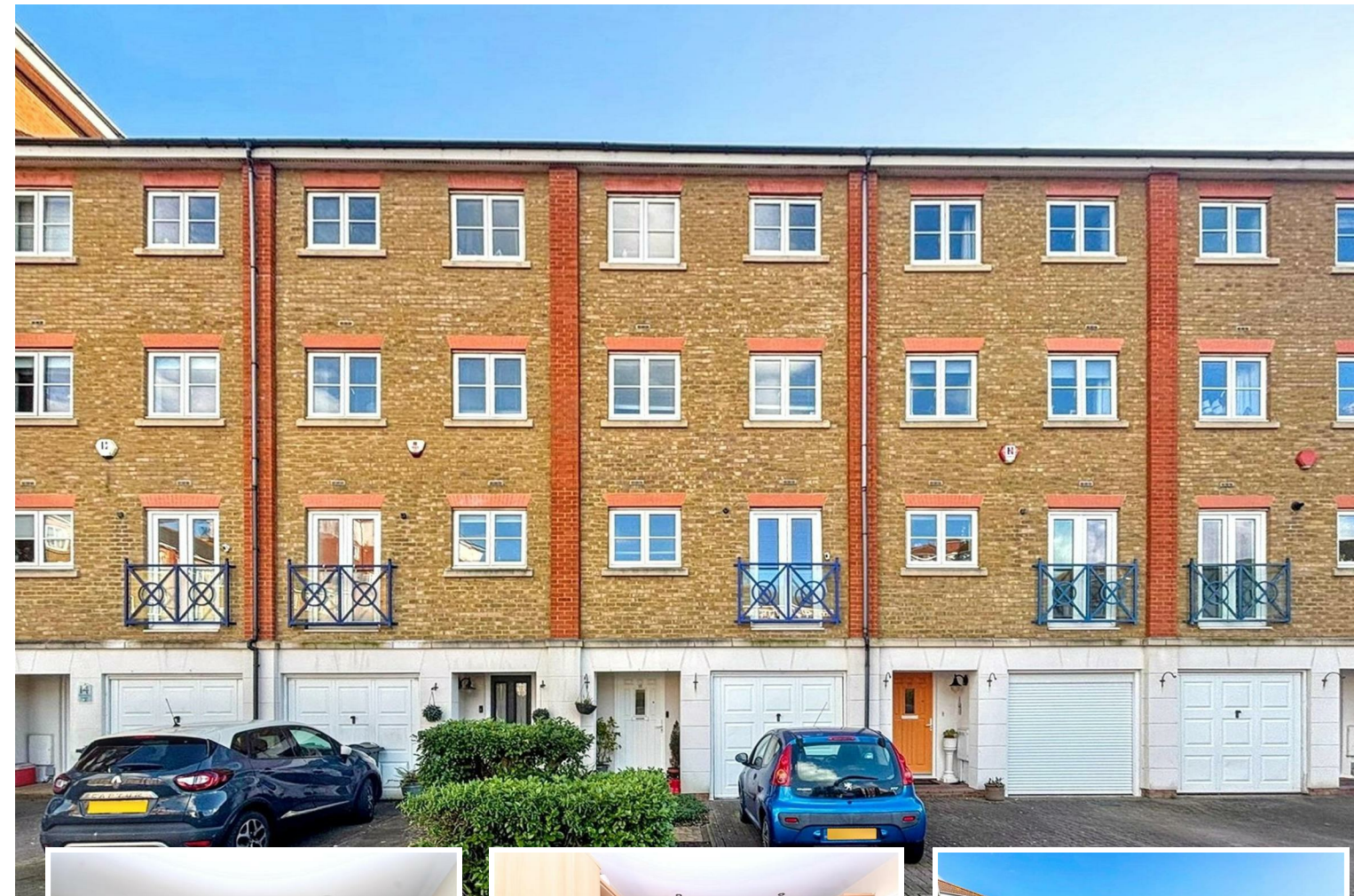


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An incredibly spacious 4/5 bedroom townhouse enviably situated within this gated development on the Sovereign Harbour South backing directly onto the water feature. Arranged over four floors the house provides versatile and well proportioned accommodation comprising of a ground floor shower room and an office/bedroom 5 with patio doors to the rear garden. The first floor has an "L" shaped lounge/dining room with water feature views, a cloakroom and fitted kitchen/dining room with integrated appliances. The second floor has two double bedrooms and a family bathroom, the third floor has the fourth bedroom and a wonderful master bedroom with dressing area, En Suite bathroom and French doors to the sun balcony with views overlooking the water feature. The harbour bars and restaurants and Eastbourne beachfront are all in easy walking distance and an internal inspection comes highly recommended.

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## Main Features

- Four Storey Townhouse
- 4/5 Bedrooms
- Bedroom 5/Office
- Kitchen/Breakfast Room
- Lounge/Dining Room
- Ground Floor Shower Room & Family Bathroom/WC
- Master Bedroom with En Suite, Sun Balcony & Dressing Area
- South Facing Landscaped Garden
- Wonderful Views Over Water Feature
- Driveway & Garage

**Entrance**  
Front door to-

**Hallway**  
Radiator. Wood effect flooring. Coved ceiling. Inset spotlights. Built in cupboard with hanging rail. Further storage cupboard. Door to garage.

**Shower Room/WC**  
5'10 x 5'7 (1.78m x 1.70m)  
Shower cubicle. Low level WC. Wash hand basin. Extractor fan. Heated towel rail. Part tiled walls. Tiled flooring. Inset spotlights.

**Bedroom 5/Office/Study**  
14'10 x 8'3 (4.52m x 2.51m)  
Radiator. Wood effect flooring. Coved ceiling. Double glazed window to rear aspect. Double glazed french doors to garden.

**Stairs from Ground to First Floor Landing**  
Inset spotlights.

**Kitchen/Breakfast Room**  
14'7" x 9'9" (4.45m x 2.98m)  
Fitted range of wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Gas hob with double electric oven under and extractor over. Integrated fridge and dishwasher. Part tiled walls. Cupboard housing gas boiler. Radiator. Inset spotlights. Double glazed window. Double glazed french doors to Juliette balcony.

**Cloakroom**  
Low level WC. Wash hand basin. Tiled floor. Extractor fan.

**Lounge/Dining Room**  
16'7 x 14'8 (5.05m x 4.47m)  
Two radiators. Wood effect flooring. TV point. Coved ceiling. Double glazed window. Double glazed french doors to Juliette balcony.

**Stairs from First to Second Floor Landing**  
Inset spotlights. Airing cupboard housing hot water cylinder.

**Bedroom 2**  
14'7 x 11'1 (4.45m x 3.38m)  
Radiator. Wood effect flooring. Coved ceiling. Built in double wardrobe. Two double glazed windows.

**Bedroom 3**  
14'9 x 9'0 (4.50m x 2.74m)  
Radiator. Wood effect flooring. Two double glazed windows to front aspect.

**Bathroom/WC**  
7'1 x 5'7 (2.16m x 1.70m)  
White suite comprising of panelled bath with mixer tap, shower attachment and shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Shaver point. Tiled floor. Heated towel rail. Inset spotlights.

**Stairs from Second to Third Floor Landing**

**Bedroom 1**  
14'9 x 11'6 (4.50m x 3.51m)  
Radiator. Wood effect flooring. Coved ceiling. Inset spotlights. Double glazed window and double glazed french doors to the sun balcony with views over the water feature. Opening to-

**Dressing Area**  
7'1 x 4'8 (2.16m x 1.42m)  
Coved ceiling. Wood effect flooring. Door to-

**En Suite Bathroom/WC**  
8'7 x 5'6 (2.62m x 1.68m)  
White suite comprising of panelled bath mixer tap, shower attachment and shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Heated towel rail. Part tiled walls. Tiled flooring. Frosted double glazed window.

**Bedroom 4**  
8'11 x 8'6 (2.72m x 2.59m)  
Radiator. Wood effect flooring. Double glazed window to front aspect.

## Outside

The property features a South facing landscaped rear garden that is laid to decking with raised flower beds, a timber pergola and gated access to the water feature.

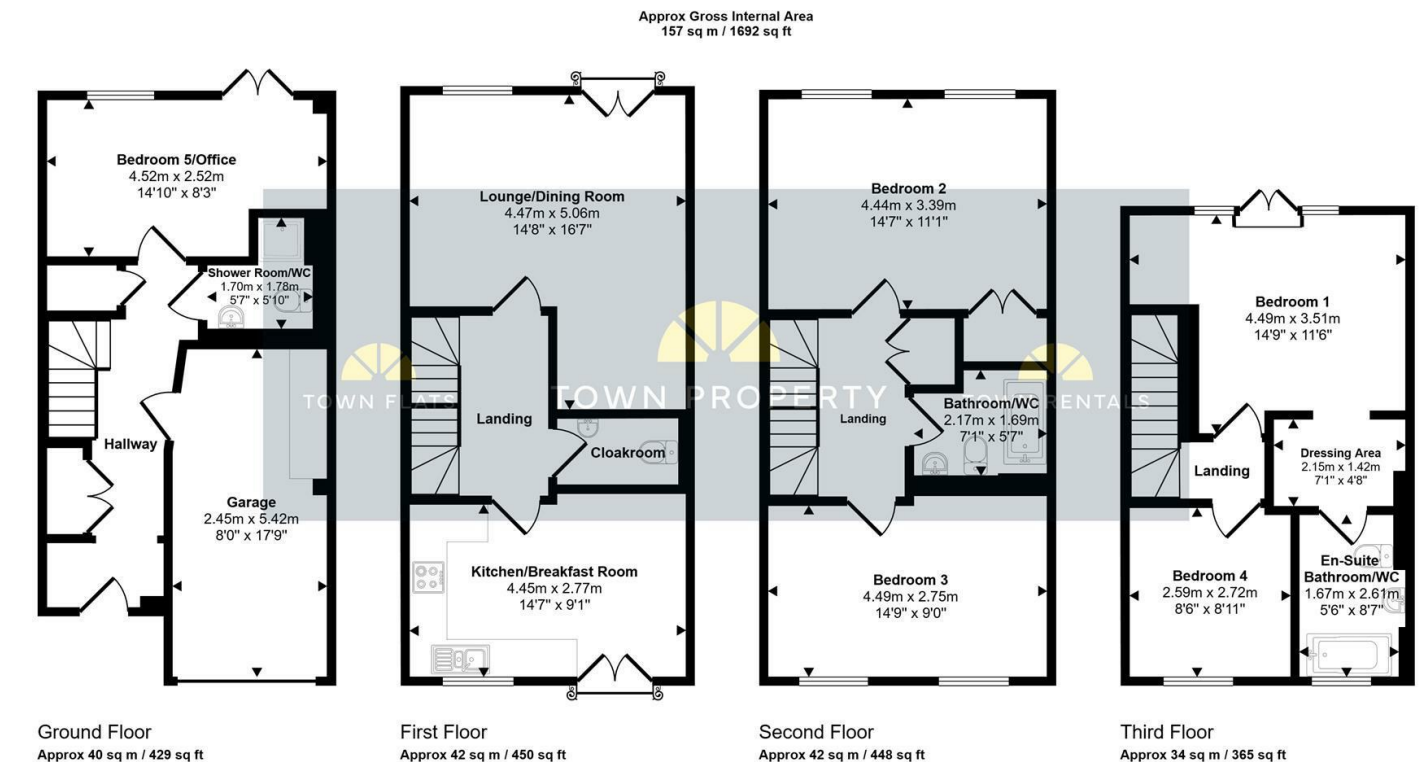
## Parking

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

## Garage

17'9 x 8'0 (5.41m x 2.44m)  
Up and over door. Light and power.

COUNCIL TAX BAND = E



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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