Freehold

71 Dominica Court, Eastbourne, BN23 5TR

£460,000








4/5 Bedroom | 1 Reception | 2 Bathroom

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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.

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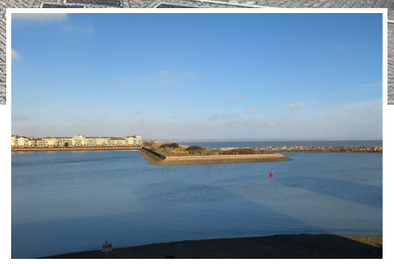
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An incredibly spacious 4 storey townhouse that provides glorious far reaching sea views from the garden and rear. Situated on the popular Sovereign Harbour South development the house forms part of this gated development with pleasant communal gardens. The house provides versatile accommodation with ground floor 5th bedroom/office and ground floor cloakroom. The 1st floor comprises of a fitted kitchen/breakfast room with integrated appliances and an L-shaped lounge/dining room with bi-fold doors and stunning sea views. The 2 and 3rd floors consist of 4 further bedrooms, one with an en-suite bathroom/WC, balcony and dressing area and further family bathroom/WC. The harbours amenities are within easy walking distance and an internal inspection comes highly recommended.

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Main Features

- Spacious & Well Presented Harbour Town House
- 4/5 Bedrooms
- Ground & First Floor Cloakrooms
- Ground Floor Bedroom 5/Office/Study
- Fitted Kitchen/Breakfast Room
- L-Shaped Lounge/Dining Room
- Modern Bathroom/WC
- Master Bedroom With En-Suite Bathroom/WC, Dressing Area & Balcony
- Rear Garden Laid To Artificial Lawn With Uninterrupted Sea Views
- Garage & Off Road Parking

Covered Porch Entrance
Entrance door to -

Hallway
Radiator. Inset spotlights. Built-in double cupboard with hanging rail. Door to integral garage. Further built-in cupboard.

Ground Floor Cloakroom
Low level WC. Wash hand basin. Part tiled walls. Tiled floor. Inset spotlights. Extractor fan. Radiator.

Ground Floor Bedroom 5/Office/Study
14'6 x 7'8 (4.42m x 2.34m)
Internal room with radiator.

Stairs from Ground to First Floor Landing:
Inset spotlights.

Fitted Kitchen/Breakfast Room
14'6 x 9'0 (4.42m x 2.74m)
Range of fitted white wall and base units. Worktop with inset one & a half bowl single drainer ceramic sink unit and mixer tap. Built-in gas hob with stainless steel splashback. Extractor cooker hood. Integrated fridge, freezer and dishwasher. Cupboard housing gas boiler. Tiled floor. Part tiled walls. Double glazed window. Double glazed French doors to Juliette balcony.

First Floor Cloakroom
Low level WC. Wash hand basin. Part tiled walls. Tiled floor. Inset spotlights. Extractor fan. Radiator.

L-Shaped Lounge/Dining Room
17'4 x 14'8 (5.28m x 4.47m)
Radiators. Coved ceiling. Wall lights. Television point. Bi-fold doors providing stunning sea views and access to the rear garden.

Stairs from First to Second Floor Landing:
Radiator. Built-in cupboard.

Bedroom 2
14'9 x 11'0 (4.50m x 3.35m)
Radiator. Built-in wardrobe. 2 Double glazed windows with stunning uninterrupted sea views.

Modern Bathroom/WC
White suite comprising panelled bath with chrome mixer tap and shower attachment. Low level WC. Pedestal wash hand basin with mixer tap. Tiled floor. Part tiled walls. Shaver point. Heated towel rail. Inset spotlights. Extractor fan.

Bedroom 3
14'10 x 9'1 (4.52m x 2.77m)
Radiator. 2 Double glazed windows to front aspect.

Stairs from Second to Third Floor Landing:

Bedroom 1
14'6 x 11'7 (4.42m x 3.53m)
Radiator. Coved ceiling. Inset spotlights. Loft access (not inspected). Television point. Double glazed French Doors to balcony with stunning far reaching sea views. Archway to -

Dressing Area
6'5 x 4'9 (1.96m x 1.45m)
With fitted wardrobes and door to -

En-Suite Bathroom/WC
White suite comprising panelled bath with chrome mixer tap and shower attachment. Low level WC. Pedestal wash hand basin with mixer tap. Tiled floor. Part tiled walls. Inset spotlights. Shaver point. Extractor fan. Frosted double glazed window.

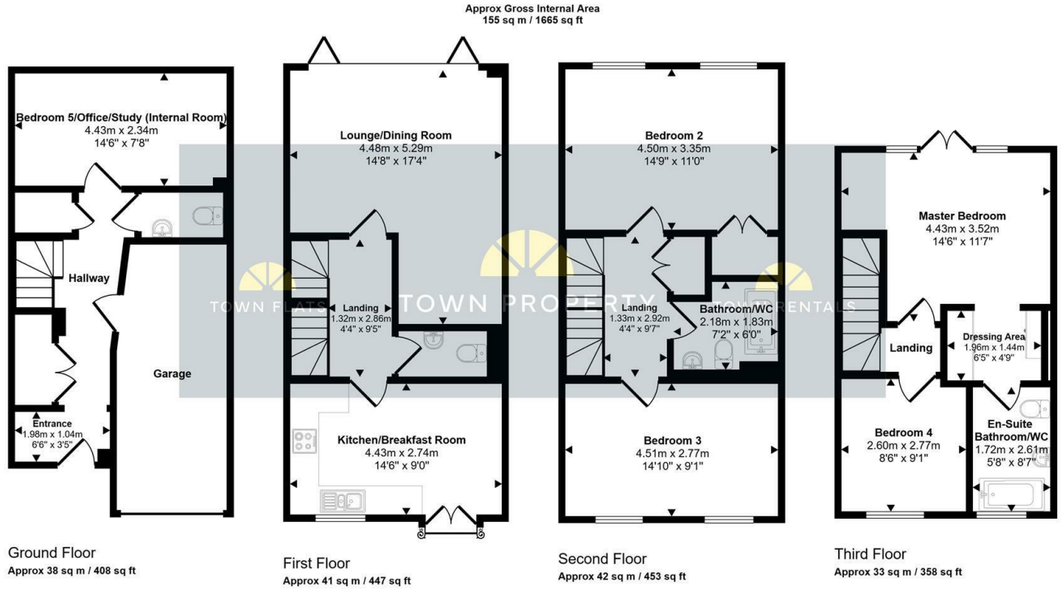
Bedroom 4
9'1 x 8'6 (2.77m x 2.59m)
Radiator. Double glazed window to front aspect.

Outside
Laid to artificial lawn with glorious uninterrupted sea views. Gated access leads to the harbour beach front.

Garage
With up & over door, light & power. There is also additional block paved parking in front of the garage.

Council Tax Band = F

EPC = C



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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