Freehold

16 Dominica Court, Eastbourne, BN23 5TR

£420,000

4/5 Bedroom 2 Reception 3 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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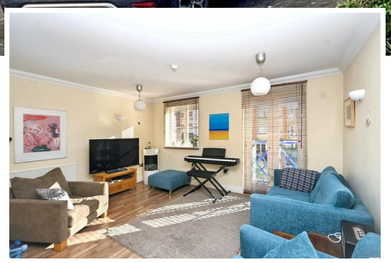
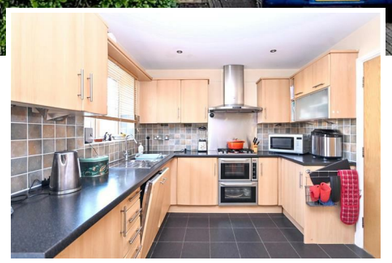

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An incredibly spacious 4/5 bedroom townhouse enviably situated within this gated development on the Sovereign Harbour South backing directly onto the water feature. Arranged over four floors the house provides versatile and well proportioned accommodation 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.

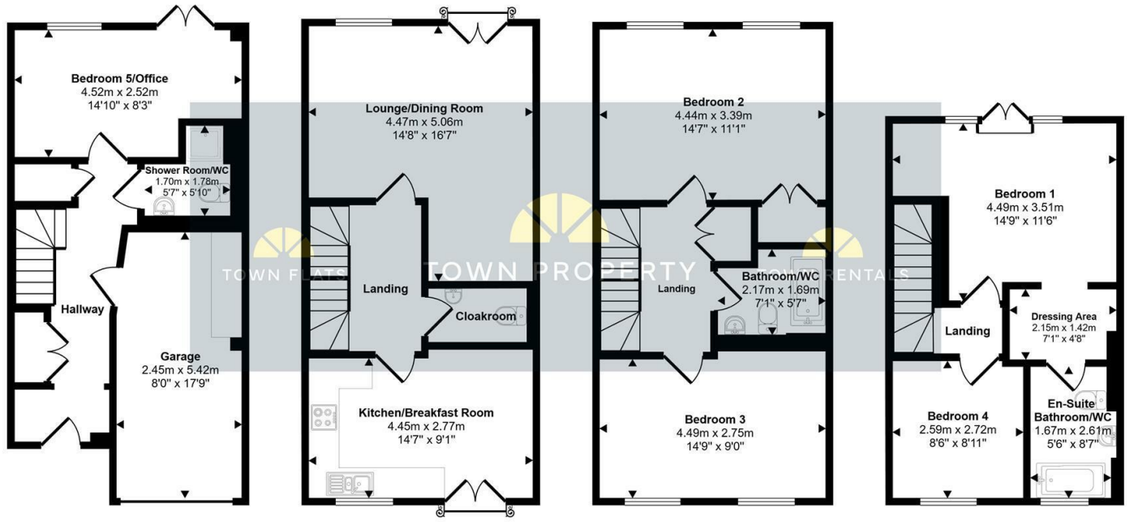
Outside
The property features a South facing landscaped rear garden that is laid to decking with raised flower beds, a timber pergola and gated access to the water feature.

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

Approx Gross Internal Area
157 sq m / 1692 sq ft



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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