



# TOWN PROPERTY



01323 412200

Freehold

Offers In Excess Of:  
**£375,000**



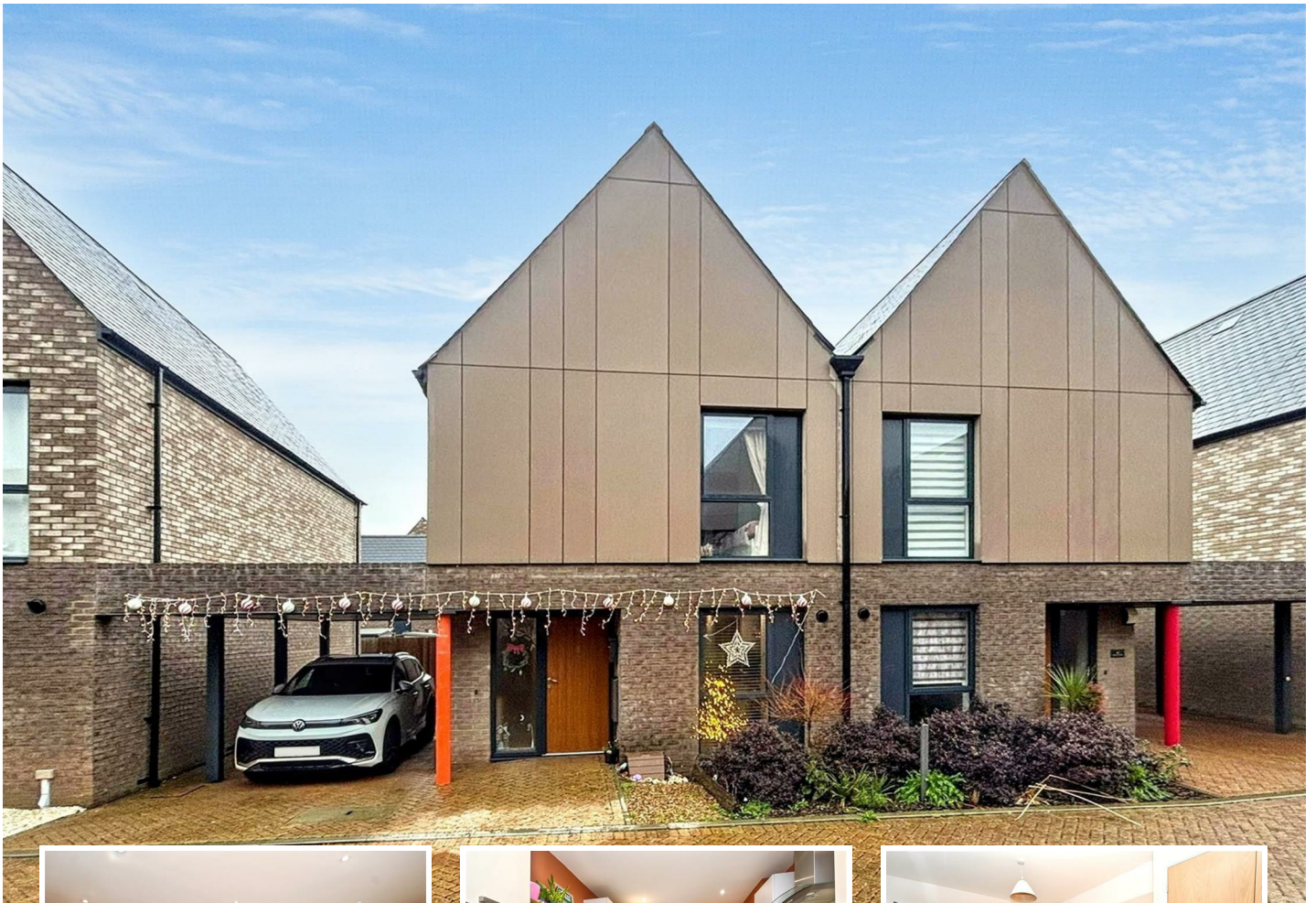
4 Bedroom



1 Reception



2 Bathroom



## 3 Tambora Square, Eastbourne, BN23 5BT

\*\*\*OFFERS IN EXCESS OF: £375,000\*\*\*

An extremely well presented four bedroom semi detached house enviably situated on the popular Sovereign Harbour North development. Being sold chain free the house benefits from a wonderful lounge/dining room with patio doors to the lawned rear garden, fitted kitchen and ground floor cloakroom. The first floor comprises of four bedrooms, the master having an En Suite shower room and further family bathroom. The enclosed rear garden has gated access to the two off road parking spaces. The crumbles retail park and harbour development are within comfortable walking distance. An internal inspection comes very highly recommended.



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3 Tambora Square,  
Eastbourne, BN23 5BT

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## Main Features

- Semi Detached House
- 4 Bedrooms
- Ground Floor Cloakroom
- Lounge/Dining Room
- Kitchen
- En Suite Shower Room/WC
- Family Bathroom/WC
- Lawned Rear Garden
- Off Road Parking for Two Vehicles
- CHAIN FREE

### Entrance

Front door to-

### Hallway

Tiled floor. Staircase with glass balustrade. Understairs cupboard.

### Ground Floor Cloakroom

Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Frosted double glazed window.

### Lounge/Dining Room

22'0 x 16'0 (6.71m x 4.88m)

Tiled floor. Inset spotlights. Underfloor heating. Double glazed patio doors to garden.

### Open Plan Kitchen

14'4 x 8'7 (4.37m x 2.62m)

Fitted range of wall and base units, surrounding worktop with inset one and half bowl sink unit and mixer tap. Four ring gas hob with electric oven under and extractor over. Integrated fridge freezer and dishwasher. Tiled floor with underfloor heating. Space and plumbing for washing machine. Cupboard housing gas boiler. Inset spotlights. Double glazed window to front aspect.

### Stairs from Ground to First Floor Landing

Airing cupboard. Storage cupboard. Radiator. Loft access (not inspected).

### Bedroom 1

13'11 x 9'1 (4.24m x 2.77m)

Radiator. Built in double wardrobe. Double glazed window to rear aspect. Door to-

### En Suite Shower Room/WC

White suite comprising of shower cubicle with wall mounted shower. Low level WC. Pedestal wash hand basin with mixer tap. Inset spotlights. Part tiled walls. Extractor fan. Heated towel rail. Light funnel providing natural light.

### Bedroom 2

10'5 x 8'11 (3.18m x 2.72m)

Radiator. Built in double wardrobe. Double glazed window to front aspect.

### Bedroom 3

10'4 x 6'4 (3.15m x 1.93m)

Radiator. Built in wardrobe. Double glazed window to rear aspect.

### Bedroom 4

6'5 x 6'2 (1.96m x 1.88m)

Radiator. Built in wardrobe. Double glazed window to side aspect.

### Bathroom/WC

White suite comprising of panelled bath with mixer tap. Low level WC. Pedestal wash hand basin with mixer tap. Shower cubicle. Part tiled walls. Heated towel rail. Inset spotlights. Tiled floor. Light tunnel providing natural light.

### Outside

The rear garden is mainly laid to lawn with an area of patio. There is gated side access.

### Parking

To the front there is off road parking for two vehicles.

### AGENTS NOTE:

There is an estate management charge of £250 per annum. Harbour/Sea Defence charges approximately £300 per annum

COUNCIL TAX BAND = E

EPC = B

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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.