

49 Barbuda Quay,
Eastbourne, BN23 5SX

Freehold

Guide Price
£380,000 - £390,000



4/5 Bedroom 1/2 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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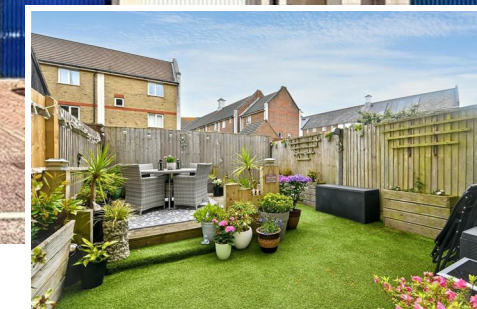
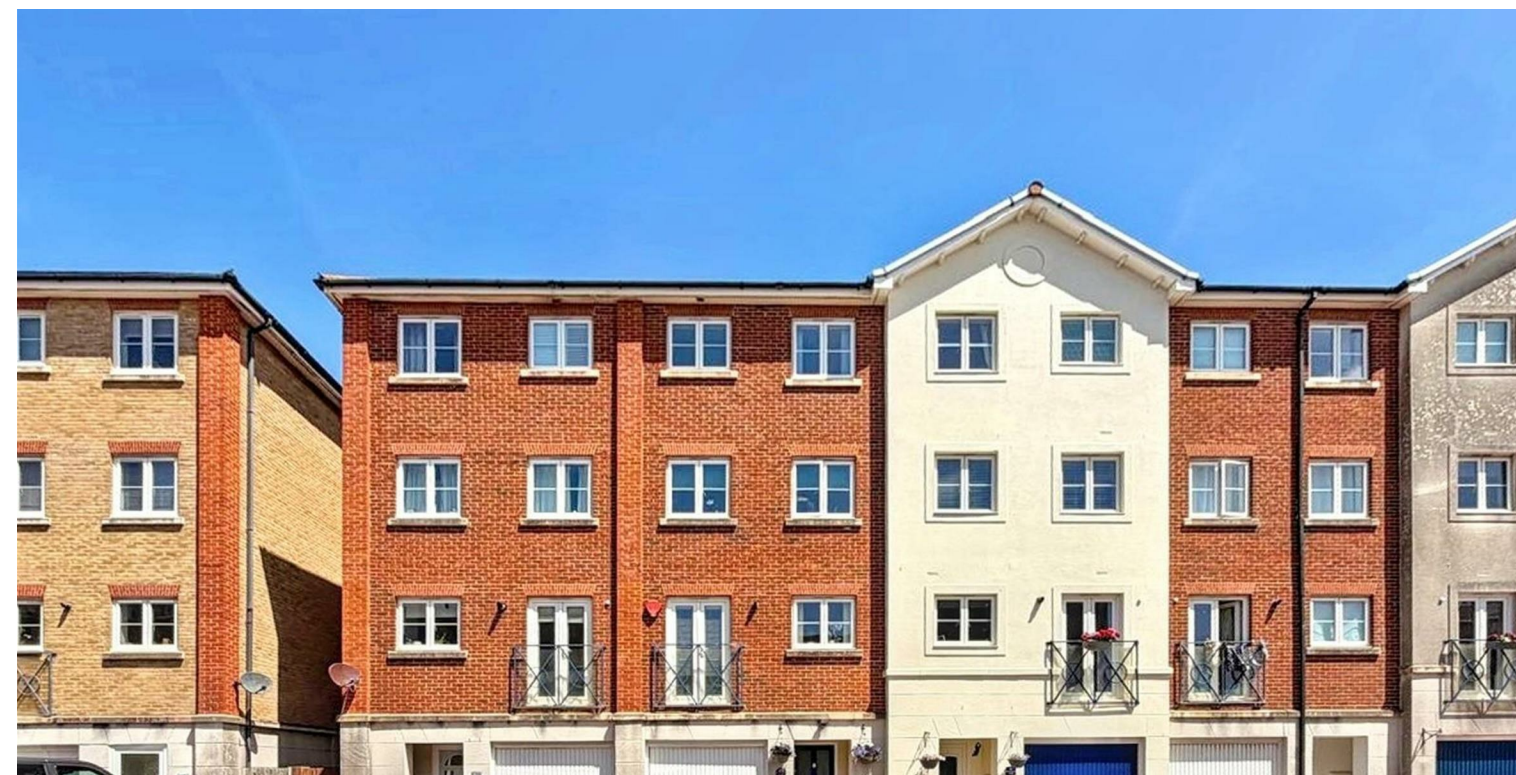
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A substantial and exceptionally versatile four/five bedroom townhouse, arranged over four spacious floors and enviably positioned within the vibrant Sovereign Harbour development. Designed with modern family living in mind, the property offers generous and flexible accommodation throughout, with the entire first floor dedicated to an impressive open plan living space. Bathed in natural light, this wonderful room enjoys Juliette balconies to both the front and rear, creating an airy and sociable environment ideal for everyday living and entertaining alike. The ground floor also benefits from a contemporary shower room and a converted garage, now providing a highly practical utility room and additional storage space. The upper floors provide four well proportioned bedrooms, including a superb principal suite on the top floor which features a dressing area, stylish En suite shower room and a private balcony, creating the perfect sanctuary away from the main living areas. A family bathroom serves the remaining bedrooms, while outside there is a smart brick laid driveway providing off road parking for two vehicles. Situated moments from the harbour waterfront, marina restaurants, cafés and scenic coastal walks, this impressive home combines spacious accommodation with an enviable waterside lifestyle in one of Eastbourne's most sought after modern developments.

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Main Features

- Impressive Five Bedroom Townhouse Arranged Over Four Floors
- Prime Sovereign Harbour Location Close To The Waterfront
- Stunning Full First Floor Open Plan Living Space
- Juliette Balconies To The Front & Rear
- Luxurious Top Floor Principal Suite
- Dressing Area, En-Suite Shower Room And Private Balcony
- Ground Floor Shower Room
- Converted Garage Providing A Useful Utility Room
- Driveway Providing Parking For Two Vehicles
- Moments From Marina Restaurants, Coastal Walks & Harbour Amenities

Entrance
Storm porch with front door to-

Entrance Hall
Radiator. Understairs storage cupboard and additional storage cupboard.

Utility Room/Converted Garage
12'11 x 7'7 (3.94m x 2.31m)
Radiator. Plumbing for a washing machine.

Ground Floor Shower Room/WC
Walk in shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Heated towel rail. Extractor fan.

Bedroom 5/Office
14'8 x 7'10 (4.47m x 2.39m)
Radiator. Double glazed window to rear aspect. Double glazed patio doors to garden.

Stairs From Ground to First Floor Landing

Open Plan Kitchen/Living Area
14'5 x 9'2 / 21'2 x 14'5 (4.39m x 2.79m / 6.45m x 4.39m)
The open plan kitchen/living area occupies the first floor it is dual aspect with juliette balconies and double glazed windows to the front and rear aspects. The kitchen features a fitted range of wall and base units with surrounding stone work surfaces and inset one and a half bowl sink unit and drainer. Electric hob with electric oven under and extractor above. Integrated dishwasher. Space for American style fridge freezer. Radiator. Gas boiler.

Stairs From First to Second Floor Landing
Airing cupboard.

Bedroom 2
14'9 x 11'1 (4.50m x 3.38m)
Radiator. Built in wardrobe. Two double glazed windows to rear aspect

Bathroom/WC
Panelled bath with shower over. Low level WC. Pedestal wash hand basin. Heated towel rail. Extractor fan.

Bedroom 3
14'8 x 9'0 (4.47m x 2.74m)
Radiator. Two double glazed windows to front aspect.

Stairs from Second to Third Floor Landing
Loft access (not inspected).

Bedroom One
14'8 x 10'6 (4.47m x 3.20m)
Radiator. Dressing area with built in wardrobes. Double glazed doors to balcony. Door to-

En Suite Bathroom/WC
Panelled bath with shower over. Pedestal wash hand basin. Low level WC. Heated towel rail.

Bedroom 4
9'1 x 8'2 (2.77m x 2.49m)
Currently utilised as a dressing room. Radiator. Fitted wardrobes. Frosted double glazed window.

Outside
The rear garden is enclosed by fenced boundaries with a raised decked seating area and predominantly laid to artificial lawn.

Parking
Brick laid driveway providing off road parking for two vehicles.

COUNCIL TAX BAND = E

