Freehold

75 San Juan Court, Eastbourne, BN23 5TP

Guide Price £435,000 - £450,000

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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*** GUIDE PRICE £435,000 - £450,000 ***
Enjoying impressive views across the water feature and towards the South Downs, this stylish townhouse also has a southerly facing garden and master suite balcony. There are four/ five bedrooms all,of which are doubles and one/two receptions where the open plan sitting/dining room and well planned modern kitchen/dining room with glimpses towards the sea are particular features. Benefits include a ground floor shower room/wc and a family bathroom/wc whilst the master bedroom has a walk through dressing area and en suite shower/wc. The house is approached via a driveway to the front providing off street parking and this leads to the integral garage. The bustling waterfront cafes and restaurants are within easy reach and the stunning Eastbourne beaches, The Haven School and Crumbles shopping complex are also within walking distance.

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Main Features

- 4 Storey Townhouse
- Four/Five Bedrooms
- One/Two Reception Rooms
- Ground Floor Shower Room/WC
- Modern Kitchen/Breakfast Room
- En-Suite to Master Bedroom
- Family Bathroom/WC
- Balcony to Master Bedroom
- Southerly Facing Garden
- Integral Garage & Driveway

Entrance
Door to-

Entrance Hallway
Radiator. Two understairs cupboards. Oak flooring. Integral door to Garage.

Ground Floor Shower Room/WC
Suite comprising fully tiled shower cubicle having wall mounted shower. Low level WC. Wall mounted wash hand basin and mixer tap. Low level WC. Radiator. Part tiled walls.

Garden Room/Bedroom 4
14'2 x 7'7 (4.32m x 2.31m)
Double glazed window to rear. Radiator. Wood laminate flooring. Double glazed double doors to rear.

Stairs from Ground to First Floor Landing

Open Plan Sitting Room/Dining Room
21'1 x 14'6 (6.43m x 4.42m)
Double glazed windows with Juliet Balcony to the rear and overlooking the water feature. Radiator. Oak flooring.

Kitchen/Breakfast Room
14'11 x 8'11 (4.55m x 2.72m)
Range of units comprising of new single drainer sink unit and mixer tap with part tiled walls and new surrounding worksurfaces having glossed white cupboards and drawers below. Inset four ring gas hob and electric double oven under. Integrated fridge/freezer and dishwasher. Range of wall mounted units and extractor. New concealed wall mounted gas boiler. Radiator. Wood laminate flooring. Double glazed window to front having Juliette balcony.

Stairs from First Floor to Second Floor Landing
Airing cupboard. Radiator.

Bedroom 2
14'8 x 10'11 (4.47m x 3.33m)
Double glazed window to rear having downland views. Built in wardrobes. Radiator. Carpet.

Bedroom 3
14'9 x 9'3 (4.50m x 2.82m)
Double glazed window to front. Radiator. Carpet.

Bathroom/WC
Suite comprising panelled bath and mixer tap having shower attachment. Pedestal wash hand basin and mixer tap set into vanity unit. Low level WC set into vanity unit. Radiator. Part tiled walls.

Stairs from Second Floor to Third Floor Landing
Radiator. Access to boarded loft with retractable ladder (not inspected).

Master Bedroom
14'4 x 9'8 (4.37m x 2.95m)
Double glazed window to rear. Walk through dressing area with fitted wardrobes. Radiator. Carpet. Access to Balcony/Terrace having downland views.

En-Suite Shower Room/WC
Suite comprising shower cubicle having wall mounted shower. Pedestal wash hand basin and mixer tap set into vanity unit. Low level WC set into vanity unit. Radiator. Part tiled walls. Frosted double glazed window.

Bedroom 5
9'2 x 8'2 (2.79m x 2.49m)
Double glazed window to front. Radiator. Carpet.

Outside
The rear garden is southerly facing and backs onto the water feature. It is arranged to new decking and artificial grass making it the perfect low maintenance space.

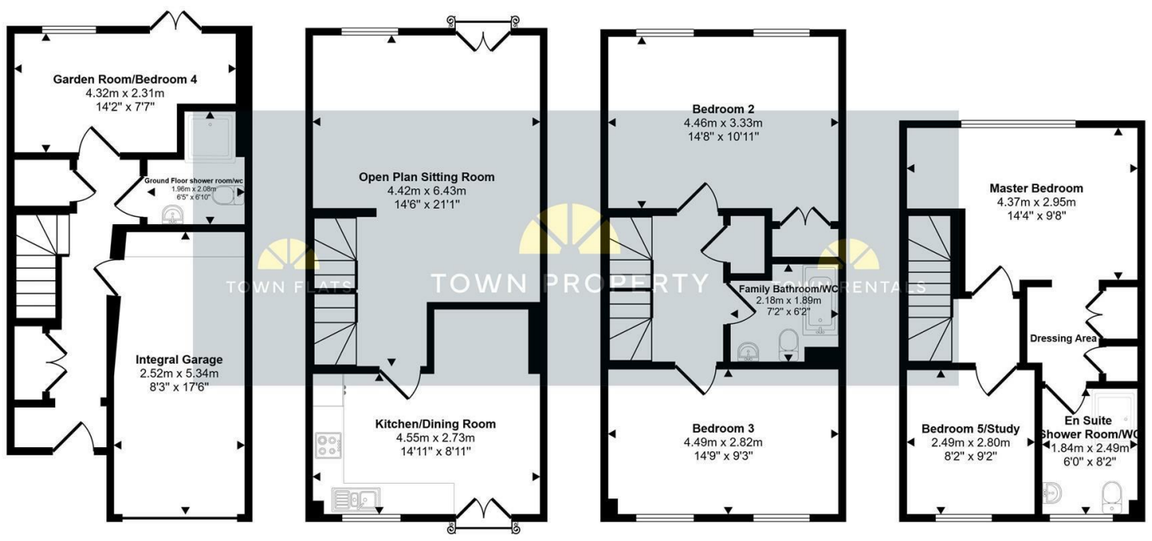
Parking
A driveway to the front provides off street parking and leads to -

Integral Garage
17'6 x 8'3 (5.33m x 2.51m)
Up and over door. Electric power and light. Plumbing & space for tumble dryer and washing machine.

COUNCIL TAX BAND = E

EPC = C

Approx Gross Internal Area
155 sq m / 1671 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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