



**22 St Lawrence Way, Sovereign Harbour North,
Eastbourne, East Sussex, BN23 5QE
£595,000**

Rager & Roberts



22 St Lawrence Way, Sovereign Harbour North, Eastbourne, BN23 5QE

A spacious and luxuriously refurbished 3/4 bedroom waterfront family house commanding glorious southerly views over the northern harbour.

private courtyard garden approach • entrance hall • cloakroom with wc • 18'x12' kitchen/dining room • large study/bedroom 4 • 3 additional large bedrooms each with en suite including spacious master bedroom with refurbished shower room/wc • bathroom with wc • 2nd shower room with wc • gas fired central heating and double glazing large southerly terraces and balcony • sheltered courtyard style garden • double garage and off road car parking space for 2 cars

Description

A spacious and luxuriously refurbished 3/4 bedroom waterfront family house commanding glorious southerly views over the northern harbour. The property offers immaculately presented and generously proportioned accommodation which is designed to make the most of the fine southerly views over one of the most attractive parts of the marina. Only an internal inspection will convey the unusually high merit of this fine property. **The property is offered with early vacant possession if required.**

Location

Commanding southerly waterfront views the property is enviably located within one of the most exclusive part of the north harbour immediately adjacent to the water front. There is easy access to a range of local shopping facilities and popular restaurants. Eastbourne's town centre provides a wide range of amenities including the newly opened Beacon shopping centre, theatres and main line rail services to London Victoria and to Gatwick. Apart from sailing, sporting facilities in the Eastbourne area include 3 principal golf courses as well as access to miles of scenic downland countryside to the west.

The property is approached from the rear with attractively landscaped and gated courtyard garden which gives access to the double garage and front door to

Entrance Hall with deep storage cupboard below stairs, radiator, Karndean floor.

Cloakroom refitted with wash basin, low level wc, heated towel rail, part tiled walls, extractor fan.

Spacious Kitchen/Family Dining Room 18'3"x12'3" (5.56mx3.73m) commanding outstanding views over the immediately adjacent waterfront and tastefully refurbished with extensive range of working surfaces with Shaker style drawers and cupboards below with matching range of wall cabinets, inset one and a half bowl ceramic sink with drainer and mixer tap, integrated appliances include the Neff brushed steel finished oven with matching microwave combination oven over, inset AEG four ring gas hob with filter hood over, eye level refrigerator with freezer below, dishwasher and washing machine, Karndean floor, radiator and double glazed door to the

Large Wide Paved Terrace 18'4"x9' (5.6mx2.74m) which commands a glorious southerly view over the adjacent harbour and gives access to the area of lower terraced garden.

Study 12'x9'3" (3.66mx2.82m) with radiator.

The staircase rises to the **First Floor Landing.**

Sitting Room 18'3"x12'3" (5.56mx3.73m) commanding breathtaking southerly views over the harbour with range of fitted cabinets and book shelving flanking the chimney breast, radiator and casement doors give access to

Large Balcony commanding fine southerly views.

Bedroom 3 12'10"x9'8" (3.9mx2.95m) with deep built in wardrobe cupboard and door to

Spacious Shower Room newly fitted with large shower with mains pressure rain fall shower, wash basin in vanity unit with range of cupboards below, low level wc, heated towel rail, tiled walls, extractor fan and window.

The staircase rises to the **Second Floor Landing** with large linen storage cupboard.

Master Bedroom Suite comprising Bedroom 1 13'3"x12'6" (4.04mx3.8m) commanding glorious southerly harbour views, built in wardrobe cupboard, radiator and door to

Spacious refitted Shower Room with large shower with mains pressure rain fall shower, wash basin in vanity unit with cupboards below, low level wc, heated towel rail, tiled walls, extractor fan and window.

Bedroom 2 13'x9'8" (3.96mx2.95m) with far reaching views, built in wardrobe cupboard and door to

Bathroom refitted with white suite comprising panelled bath with rounded shower end and wall mounted shower fittings and screen, wash basin in vanity unit with cupboards below, low level wc, heated towel rail, tiled walls, extractor fan, window.

Outside

There is a delightful southerly garden arranged on two levels as easily maintained terraces securing the outstanding harbour front views. There is also an attractively paved courtyard style garden which gives access to

Double Garage 16'8"x15'6" (5.08mx4.72m) with electric roller door and personal rear door.

There is additional **generous car parking space** on the garage forecourt.

Tenure Freehold

TOWN CENTRE OFFICE

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



We have not carried out a structural survey nor checked boundaries or tested any apparatus, equipment, fixtures, fittings or services and cannot guarantee that they are in working order or fit for their purpose. All photographs, measurements, floor plans and distances referred to are given as an approximate guide only and should not be relied upon. Measurements indicate the approximate maximum dimensions of any room and can include window bays, wardrobe cupboards and recesses. We have not checked the legal documents to verify the freehold/leasehold status of the property.