



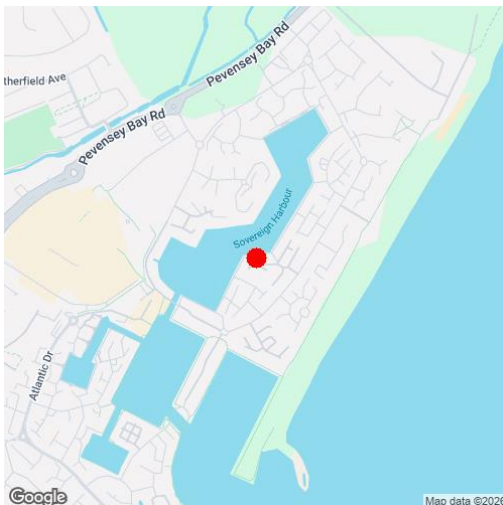
31 Silver Strand West, Sovereign Harbour North, Eastbourne,
BN23 5NP

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A delightful three bedroom house located within the exclusive gated Silver Strand development on the popular Sovereign Harbour North, just a short walk to the waterfront, beach and variety of cafes, restaurants and shops that the harbour has to offer. This attractive home enjoys accommodation comprising entrance hall, spacious sitting/dining room overlooking the secluded rear garden, kitchen with range of matching wall and base units, downstairs WC, three excellent size bedrooms, en-suite shower room and family bathroom. To the front there is a driveway providing off road parking for 2/3 vehicles which leads to a single garage. To the rear there is a secluded garden being principally laid to lawn with area of patio plus a variety of plants, shrubs and trees. Additional benefits include double glazing and gas central heating. The Crumbles retail park with its range of major high street stores, supermarkets, food outlets and a gym is within easy reach.





At a Glance:

- Three bedroom terraced house
- Popular Gated Silver Strand development
- Spacious sitting/dining room
- Kitchen
- Close to Crumbles retail park, beach and waterfront shops
- Bathroom and en-suite shower room
- Secluded rear garden
- Driveway and garage
- Double glazed and gas central heating
- Well presented throughout

Accommodation:

ENTRANCE HALL

SITTING/DINING ROOM

24'7" (7.49m) x 18'1" (5.51m)

KITCHEN

14'0" (4.27m) x 8'2" (2.49m)

WC

FIRST FLOOR LANDING

BEDROOM 1

15'8" (4.78m) x 13'8" (4.17m)

EN-SUITE SHOWER ROOM

BEDROOM 2

26'4" (8.03m) x 8'2" (2.49m)

BEDROOM 3

15'5" (4.7m) x 9'7" (2.92m)

BATHROOM

OUTSIDE:

DRIVEWAY

GARAGE

REAR GARDEN

COUNCIL TAX:

Band "E"

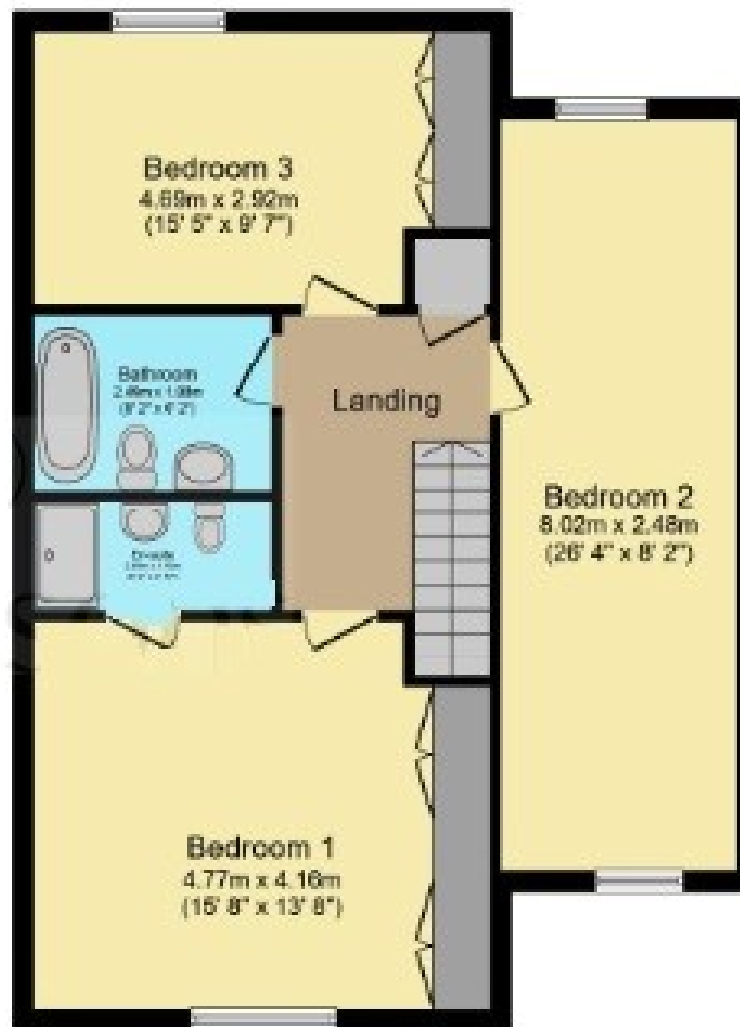
EPC:

"C"





Ground Floor



First Floor

Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

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