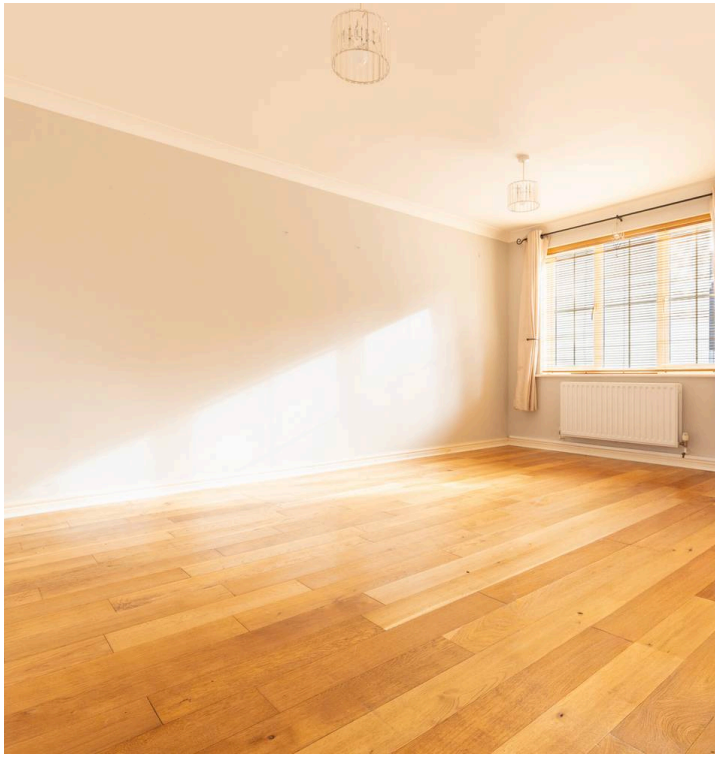


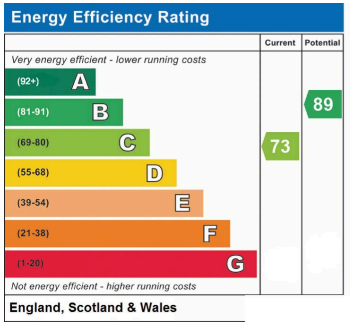
# 16 St. Lawrence Place, Eastbourne

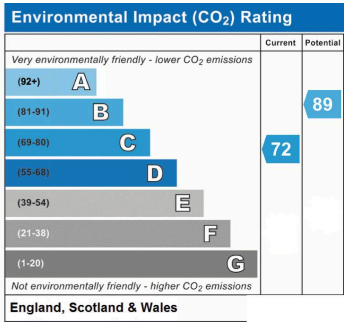
In Excess of **£300,000**










# 16 St. Lawrence Place

## Eastbourne

Beautiful 3-bed end-terrace in North Harbour with en-suite, garage, driveway, and no chain. Modern kitchen, spacious living, close to restaurants and cafes. Ready to move in. Council Tax band: D

Tenure: Freehold

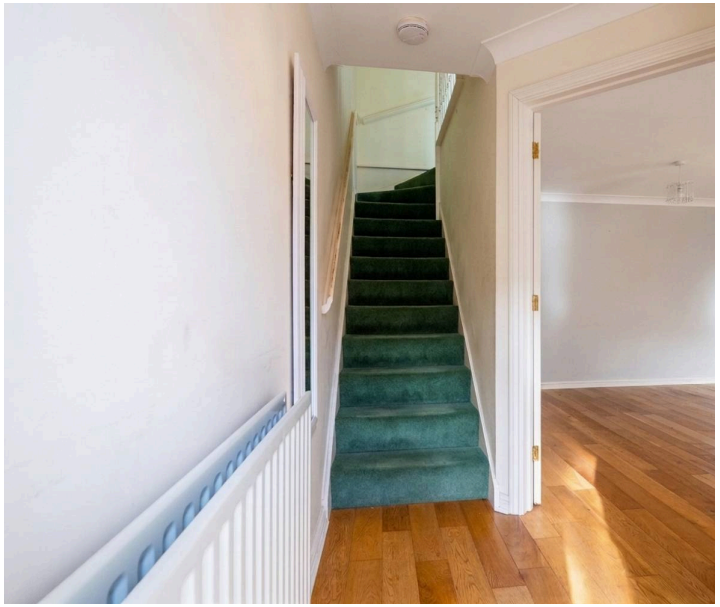
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Country Homes built, Three bedroom, End of terraced house
- Located on a private mews in Eastbourne's prestigious North Harbour
- No onward chain
- Garage and driveway
- Downstairs WC
- Gas Central Heating and Double Glazing
- Kitchen and Dining Room
- Master Bedroom with En-suite Shower Room
- Family Bathroom
- Sovereign Harbour is just a short walk from diverse restaurants, bars, and cafes.

UPTONS
Sales & Lettings








**Entrance Hall**
This entrance features a composite double-glazed front door, providing both security and insulation. Inside, you'll find the comfort of a radiator and a central heating thermostat for optimal temperature control. The beautiful solid wood flooring adds warmth and style, while the staircase leads you gracefully to the first floor.

**Downstairs WC**
The low-level WC features a wash hand basin equipped with both hot and cold taps. The room is well-lit by a ceiling light and includes an extractor fan for ventilation. A radiator provides warmth, while a double-glazed window with obscured glass offers privacy. The wood flooring adds a touch of elegance to the space.

**Lounge**
15' 1" x 12' 6" (4.59m x 3.80m)
This spacious area features a front-facing window, allowing for plenty of natural light. It boasts elegant details like a coved ceiling and beautiful solid wood flooring. A door conveniently leads into the kitchen and dining room, enhancing the flow of the space.

**Kitchen and Dining Room**
The kitchen area measures 3.34m x 2.15m and features a double-glazed window that provides a lovely view of the back garden. It is equipped with fitted wall and base units, including a 1 1/2 stainless steel sink with a mixer tap and a single drainer. The worktops complement the gas hob and the electric oven, which is fitted with an extractor hood above. Additional appliances such as a washing machine, fridge/freezer, and dishwasher are included. The kitchen flooring is tiled for practicality, and the kitchen is semi-open plan to the dining area, which measures 3.17m x 2.48m. This space boasts solid wood flooring and includes a walk-in storage cupboard. French doors lead out to the rear garden..

**First Floor Landing**
The airing cupboard, which houses a hot water cylinder along with slatted shelving for convenient storage.







**First Floor Landing**
The airing cupboard, which houses a hot water cylinder along with slatted shelving.

**Master Bedroom**
13' 4" x 9' 2" (4.06m x 2.80m)
This room features a double-glazed window that overlooks the rear of the property. It includes a fitted double wardrobe for ample storage, a radiator for comfort, and a coved ceiling.

**En Suite Shower Room**
Features a tiled shower cubicle complete with a glazed door and shower head. There's a convenient wash hand basin complemented by a mirrored cabinet for added storage. A low-level WC is also included, along with an extractor fan to maintain air circulation.

**Bedroom Two**
9' 10" x 8' 8" (3.00m x 2.65m)
With a front double-glazed window, a radiator provides warmth. Additionally, there is convenient access to the loft.

**Bedroom Three**
7' 2" x 6' 5" (2.19m x 1.96m)
The front boasts a double-glazed window that invites ample natural light, along with a radiator for added warmth. Additionally, there's a built-in storage cupboard.

**Family Bathroom**
The suite features a panelled bath equipped with a mixer tap and a handheld shower, complemented by a tiled splashback. It includes a stylish wash hand basin with an illuminated mirror above for added convenience. A low-level WC and an obscure window provide privacy while allowing natural light to fill the space. The room is kept comfortable with a radiator, an extractor fan, and a double-glazed window.







**REAR GARDEN**

This property features a thoughtfully designed outdoor space that requires minimal maintenance. A spacious patio seamlessly transitions into an astro turf area, surrounded by a fenced boundary for added privacy, complete with a rear gate for convenient access. Additionally, there is a shed and a door leading to the garage, enhancing functionality and storage options.

**GARDEN**

The beautifully landscaped, paved walkway warmly invites you into the heart of the mews, bordered by mature shrubs and lush plants. Gravelled areas add a charming touch, enhancing the overall ambiance of the space.

**GARAGE**

Single Garage

Up and over door. Rafter storage.

**DRIVEWAY**

1 Parking Space

Driveway to the front of the garage.

UPTONS
Sales & Lettings




## Uptons Sales & Lettings

**11 Penrith Way, Eastbourne - BN23 8NS**

01323 914533 • info@weareuptons.co.uk • www.weareuptons.co.uk


UPTONS
Sales & Lettings