

# Crane & Co



## Price Guide

£315,000 - £340,000

19 St Lawrence Place, Eastbourne, East Sussex BN23 5QB

 3 Bedroom  2 Bathroom  1 Reception

 01323 440678

 [sales@craneandco.co.uk](mailto:sales@craneandco.co.uk)



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Freehold

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Tucked away at the end of a peaceful private walkway in the desirable North Harbour area of Sovereign Harbour, St Lawrence Place offers a rare blend of tranquillity, convenience and modern coastal charm. This three bedroom home is perfectly positioned just a short stroll from the waterfront, where you'll find bustling restaurants, cafés and the elegant yacht clubs that give the harbour its unique sense of lifestyle and leisure. Step inside and you'll discover a light filled home designed for easy living. The kitchen diner is a sociable hub, ideal for laid back breakfasts, family dinners or entertaining with friends. The generous living space flows effortlessly to a private rear garden, a perfect spot to unwind or enjoy a sunny afternoon. Upstairs, there are three well proportioned bedrooms. The main bedroom comes complete with a stylish en suite while a contemporary family bathroom serves the other two rooms. Whether you're hosting guests, growing a family or creating a home office, there's flexibility to make the space your own. To the rear of the property, you'll find allocated parking and a garage, a real bonus in such a sought after location. And with the property offered chain free, your move could be as smooth and stress free as the lifestyle it promises. St Lawrence Place is more than just a home, it's a gateway to the relaxed pace and vibrant community of Sovereign Harbour. Whether you're strolling along the marina, dining by the water or simply enjoying the sea breeze, every day feels like a holiday here.

\*£318 Per Annum Estate Charge

\* £375 Per Annum Harbour Charge

\*Information Provided by Seller\*

## Main Features

- Terraced House
- 3 Bedrooms
- Mews Style
- Garage and Off Road Parking
- Close to the Harbour
- Chain Free!

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## Room Sizes

Hallway  
Cloakroom  
Living Room - 17' 10" x 12' 5"  
Dining Room - 10' 3" x 8' 2"  
Kitchen - 10' 4" x 7' 0"  
Bedroom 1 - 12' 9" x 8' 9"  
En suite  
Bedroom 2 - 9' 7" x 9' 2"  
Bedroom 3 - 9' 6" x 6' 5"  
Bathroom  
Garage - 17' 2" x 8' 9"

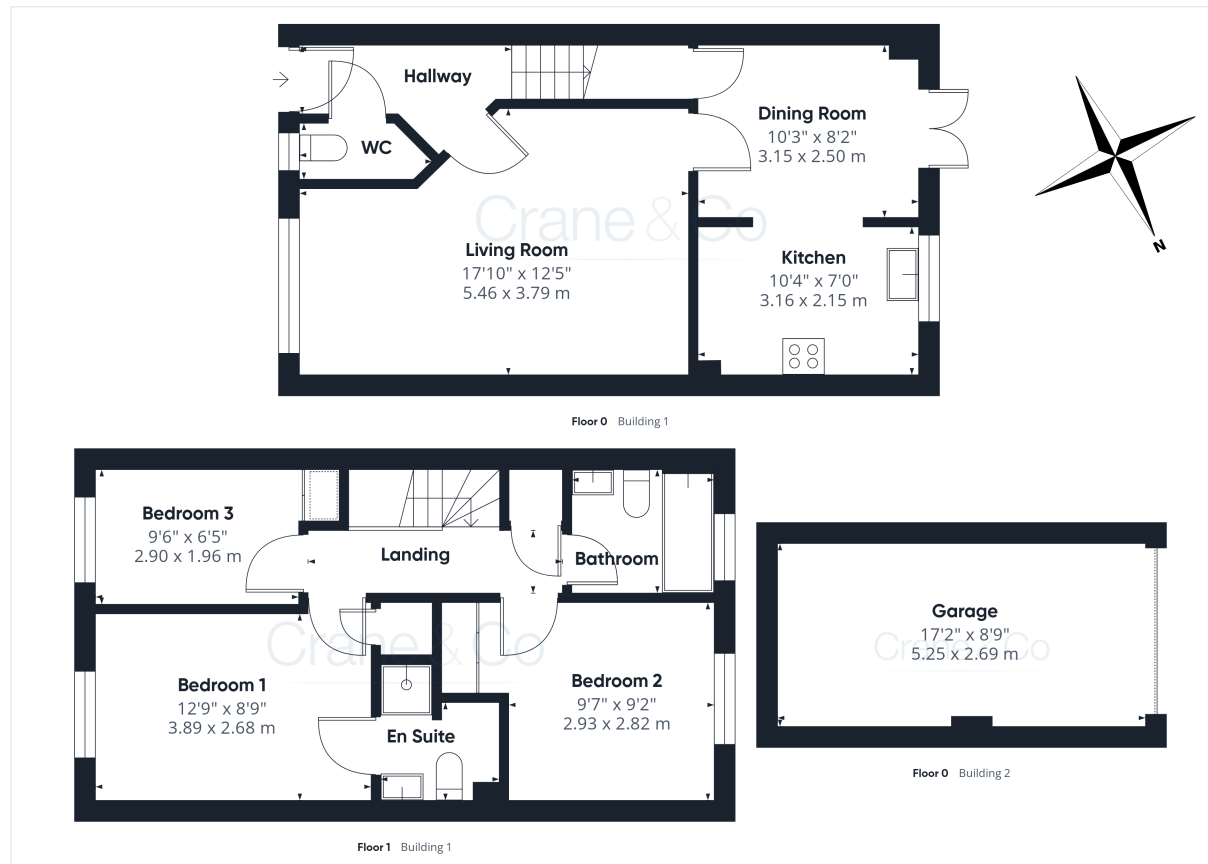
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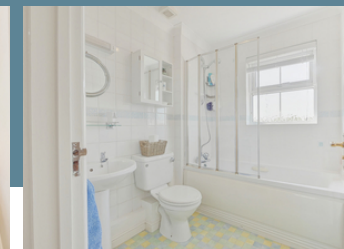


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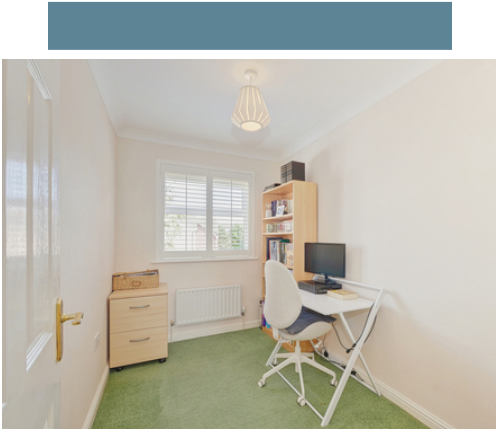
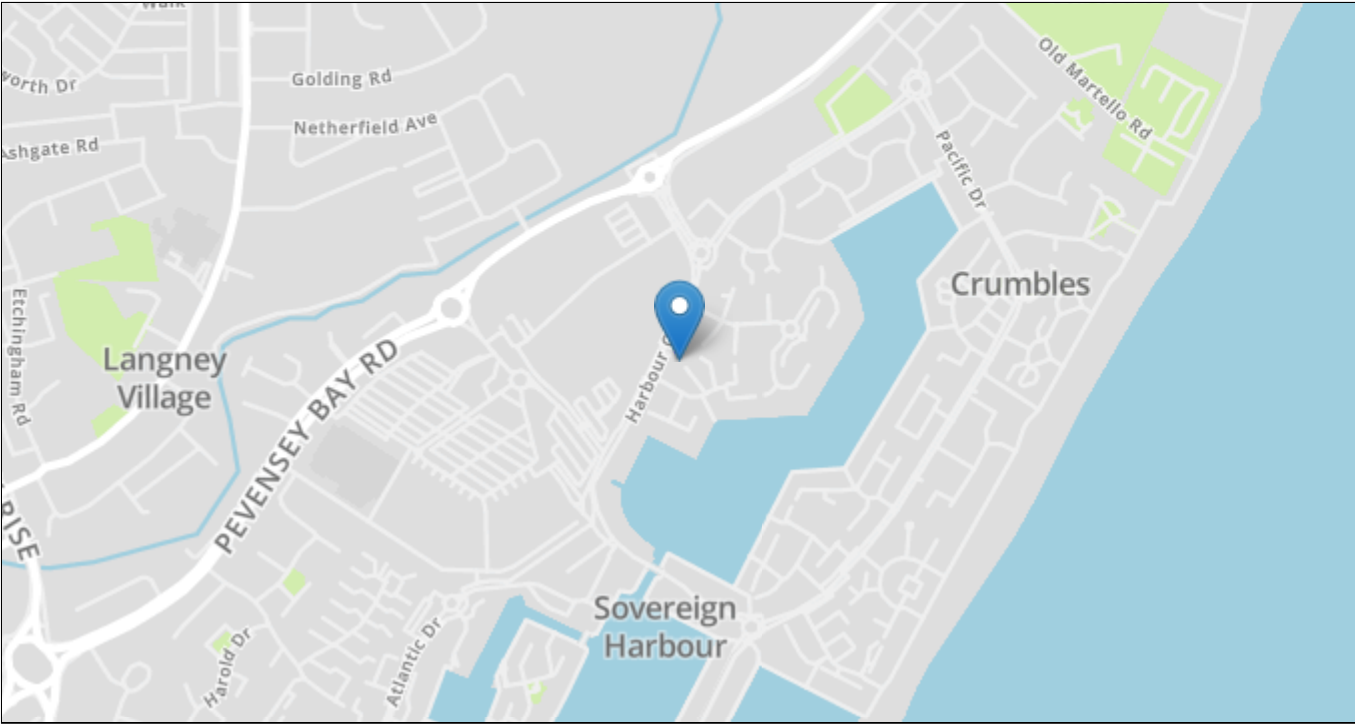
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	80	85
A		
(81-91)		
B		
(69-80)	80	85
C		
(55-68)		
D	80	85
(39-54)		
E		
(21-38)	80	85
F		
(1-20)	80	85
G	80	85
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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