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Admiralty Court 28 Admiralty Way, Eastbourne, BN23 5PW
Offers invited £200,000

** OFFERED WITH NO ONWARD CHAIN - BEACHFRONT APARTMENT **

A spacious and well-presented two-bedroom apartment situated in the sought-after Sovereign Harbour area of Eastbourne, offering generous accommodation, excellent natural light, and a private balcony.

The property features a substantial lounge with direct access onto the balcony, providing an ideal space for relaxing or entertaining. The separate fitted kitchen offers ample worktop and storage space together with room for appliances. There are two good-sized double bedrooms, with the principal bedroom enjoying particularly generous proportions. A modern bathroom and additional en-suite shower room add further convenience and practicality.

The apartment benefits from a welcoming central hallway with useful storage cupboards and is ideally positioned close to the waterfront, harbour amenities, restaurants, cafés, and local shops. Eastbourne's seafront, transport links, and mainline railway station are also within easy reach.

Further benefits include secure entry system, allocated parking (subject to confirmation), and well-maintained communal areas.

An excellent opportunity for first-time buyers, downsizers, investors, or those seeking a coastal home in a highly desirable marina setting.







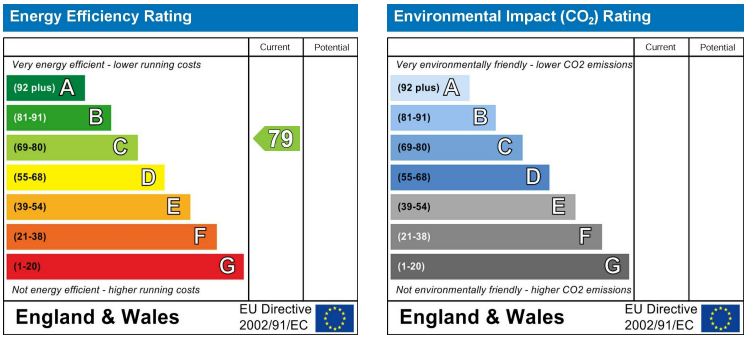
Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Leasehold Information

976 years remaining on the lease
Ground rent: £150 per annum
Maintenance charge: £2717 per annum

This information is provided by the vendor and should be verified during the conveyancing process.









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Ground Floor 4320 Park Approach, Thorpe Park, Leeds, LS15 8GB
Tel: 0113 892 1166
sales@goodmove.co.uk
www.goodmove.co.uk