



20 Phoenix Drive, Eastbourne, BN23 5PG

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**Guide Price -
£400,000-£425,000**

Ideally located within fifty metres of the waters edge, all within the sought-after Sovereign Harbour development on Phoenix Drive, is this beautifully presented three-bedroom townhouse, one that combines contemporary living with coastal chic. The area is renowned for its tranquil marina setting, scenic walks along the waterfront, and an array of cafés, restaurants, and boutique shops nearby. Residents enjoy easy access to Eastbourne's seafront, local beaches, and excellent transport links, making it a perfect location for both families and professionals.

The property itself offers generous accommodation found over three floors, finished to a high standard throughout. At the front, there is off-road parking for vehicles and a convenient storage cupboard adjacent to the front door with generous sized garage with reserved car parking space to the fore.

The deceptively spacious accommodation that is light and airy comprises of two well proportioned bedrooms on the

first floor and the Master Suite found on the second floor. Fitted Kitchen/Breakfast Room, Living Room with double doors leading garden, Family bathroom, Garage with electric door and power, allocated parking space to the fore.

Tenure: Freehold for sale by private treaty.

Local Authority: Eastbourne Borough Council Council, Council Tax Band: E - All mains services are appointed to the property. Gas fired central heating serving panel radiators appointed throughout the property. All external windows and doors are uPVC framed double glazed units.

We understand that the current broadband download speed (Full Fibre Broadband) at the property is up to 1600 Mbps, however please note that results will vary depending on the time a speed test is carried out. Data taken from <https://www.openreach.com/fibre-checker> on 02/03/2026). Actual service availability at the property or speeds received may be different.

Directions:
<https://w3w.co///gives.covers.flows>









Sitting Room

14'1 x 11'6 (4.29m x 3.51m)

Kitchen

15'1 x 6'11 (4.60m x 2.11m)

Principal Bedroom Suite

14'2 x 10'6 (4.32m x 3.20m)

Bedroom 2

14'1 x 9'8 (4.29m x 2.95m)

Bedroom 3

10'3 x 7'5 (3.12m x 2.26m)

Family Bathroom

Cloakroom (GF)

Garage (attached)

17'9 x 9'6 (5.41m x 2.90m)





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Approximate Gross Internal Area = 98.1 sq m / 1056 sq ft
Garage = 15.7 sq m / 169 sq ft
Total = 113.8 sq m / 1225 sq ft

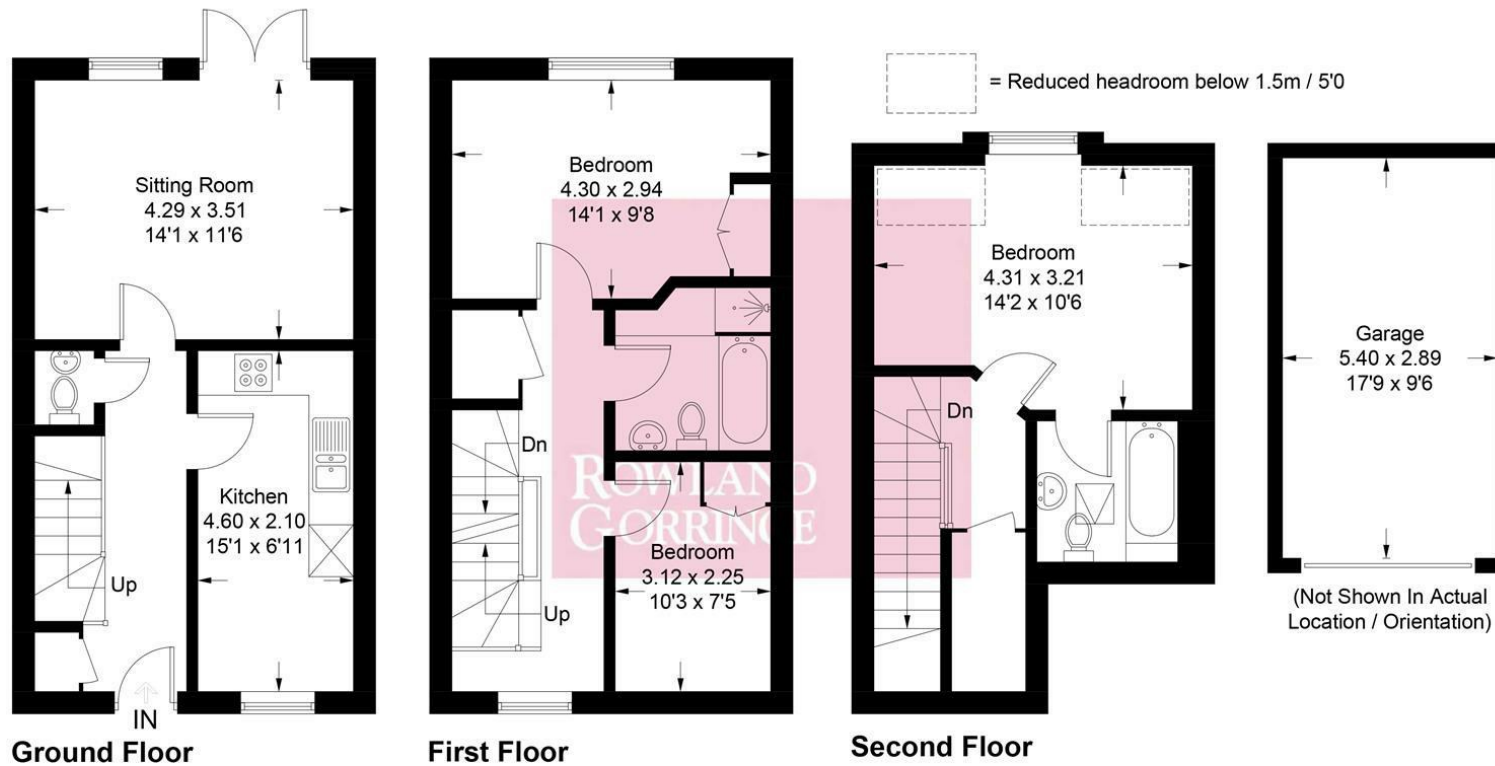


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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