

6 Admiralty Way,
Eastbourne, BN23 5PP

Freehold
Guide Price
£400,000 - £425,000



4 Bedroom 2 Reception 2 Bathroom



TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



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*** GUIDE PRICE £400,000 - £425,000 ***

An immaculately and beautifully presented updated four bedroom townhouse, enviably positioned within Fisherman's Village, Sovereign Harbour North, one of Eastbourne's most sought after coastal developments. This exceptional home offers spacious and versatile accommodation arranged over three floors, finished to a high standard throughout. The heart of the property is the stunning kitchen/breakfast room, thoughtfully updated and fitted with a range of integrated appliances, sleek cabinetry and ample space for dining. The generous lounge enjoys a bright and airy feel, opening onto a private sun balcony with delightful glimpses of the sea, creating the perfect spot to relax and unwind. To the rear, a West-facing garden provides a wonderful outdoor retreat, ideal for enjoying afternoon and evening sunshine, with direct access to the beach just moments away, a rare and highly desirable feature. The property boasts four well proportioned bedrooms, including a superb principal bedroom with its own contemporary Ensuite shower room. A modern family bathroom and additional cloakroom further enhance the practicality of this impressive home. Additional benefits include off road parking for two vehicles and the convenience of being close to harbour side restaurants, shops and scenic waterfront walks. A fantastic opportunity to acquire a stylish coastal townhouse in a prime waterside setting.

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Main Features

- Immaculate Coastal Townhouse
- 4 Bedrooms
- Dining Room & Lounge
- Kitchen/Breakfast Room
- Ground Floor Cloakroom
- En Suite Shower Room/WC
- Family Bathroom/WC
- Westerly Facing Rear Garden
- Driveway
- Close to Harbourside Restaurants, Shops and Scenic Waterfront Walks

Entrance
Recessed double glazed front door to-

Hallway
Radiator. Tiled flooring. Understairs cupboard.

Dining Room
16'11 x 8'3 (5.16m x 2.51m)
Radiator. Laminate flooring. Built in cupboard (currently housing tumble dryer). Additional cupboard. Double glazed window to front aspect.

Ground Floor Cloakroom
Low level WC. Wash hand basin with mixer tap and vanity unit below. Heated towel rail. Extractor fan.

Kitchen/Breakfast Room
15'5 x 9'9 (4.70m x 2.97m)
Range of modern wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Inset gas hob with electric oven under and extractor over. Integrated dishwasher, washing machine and bin. Space for fridge freezer. Under cupboard lighting. Breakfast bar. Double glazed window to rear aspect. Double glazed door to garden.

Stairs from Ground to First Floor Landing
Radiator.

Lounge
17'4 x 15'4 (5.28m x 4.67m)
Two radiators. Laminate flooring. Double glazed window to front aspect. Double glazed patio doors to balcony with glimpses of the Sea.

Bedroom 1
13'4 x 10'3 (4.06m x 3.12m)
Radiator. Built in wardrobes. Double glazed windows to rear aspect. Door to-

En Suite Shower Room/WC
Shower cubicle. Low level WC with concealed cistern. Vanity unit with inset wash hand basin and mixer tap with cupboard below. Extractor fan. Heated towel rail. Fully tiled walls.

Stairs from First to Second Floor Landing
Airing cupboard.

Bedroom 4
12'0 x 6'4 (3.66m x 1.93m)
Radiator. Loft access (not inspected). Double glazed window to front aspect.

Bedroom 3
8'10 x 8'8 (2.69m x 2.64m)
Radiator. Double glazed window to front aspect.

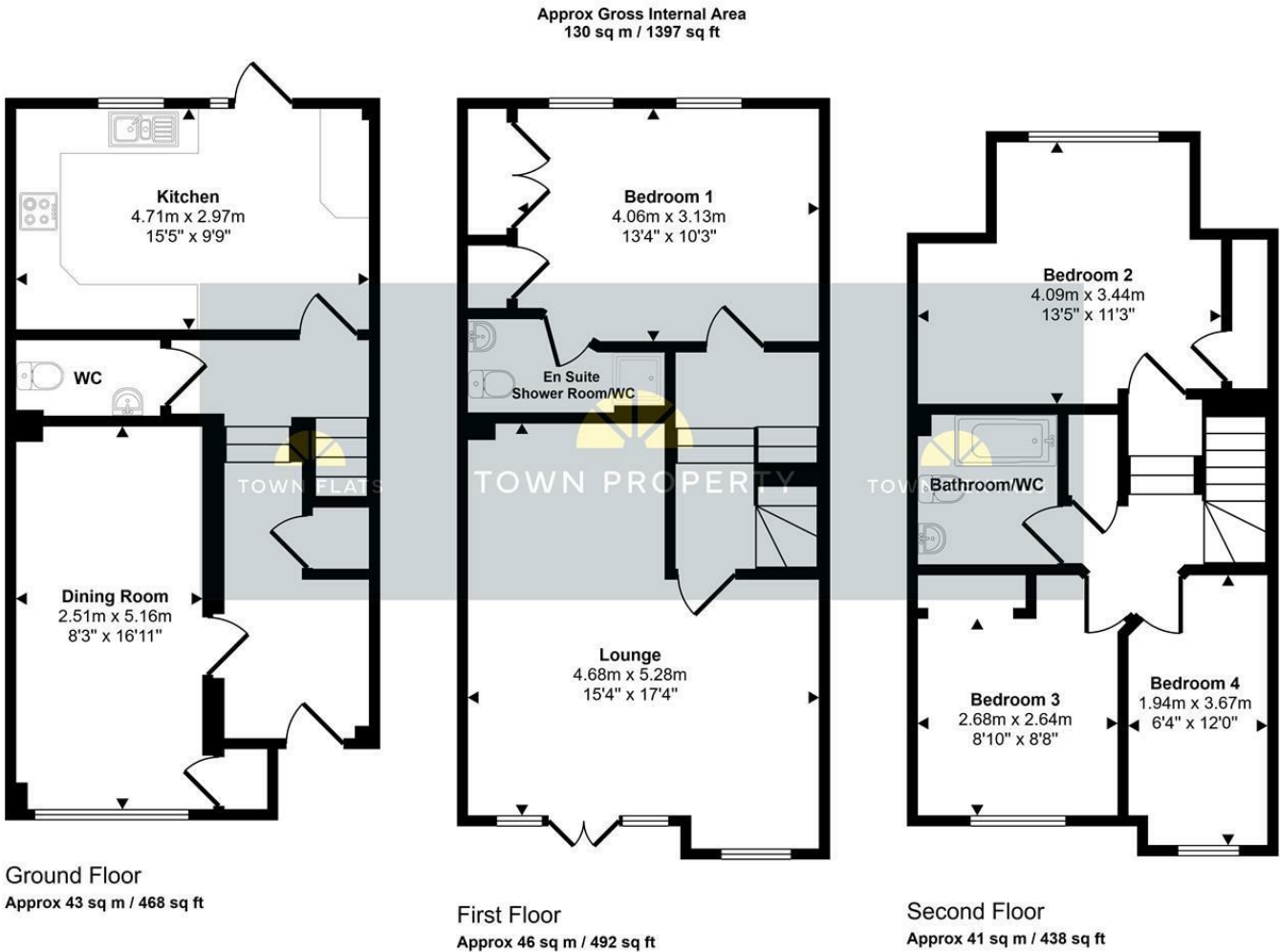
Family Bathroom/WC
Panelled bath with handheld shower attachment. Low level WC with concealed cistern. Vanity unit with inset wash hand basin and mixer tap with cupboard below. Extractor fan. Heated towel rail.

Bedroom 2
13'5 x 11'3 (4.09m x 3.43m)
Radiator. Built in cupboard. Double glazed window to rear aspect.

Outside
The Westerly facing rear garden is mainly shingle with an area of decking adjoining the property.

Parking
A block paved driveway to the front of the property provides off road parking for two vehicles.

COUNCIL TAX BAND = E



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.