

2 Belvedere,
Eastbourne, BN23 5NJ

Freehold

Offers In Excess Of
£575,000



4 Bedroom 1 Reception 3 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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Set within the exclusive gated development of Silver Wharf in North Marina, this exceptional townhouse offers luxurious, high specification living in one of the area's most prestigious and sought after settings. Impeccably presented throughout, the property features a stunning full width kitchen/dining/family space on the ground floor, designed for both entertaining and everyday living, with elegant patio doors opening onto a beautifully maintained sunny garden. A private driveway and integral garage with electric roller door provide convenience, with part of the garage cleverly converted into a bespoke utility area. From the first and second floors, the home enjoys captivating distant sea views to the rear and picturesque harbour views to the front, adding to its unique coastal appeal. Arranged over three spacious floors, the accommodation comprises four generous double bedrooms, including two sumptuous en-suite rooms, complemented by a stylish family bathroom and additional WC's on both the ground and first floors. Originally a show home, the property has been finished to an exceptional standard with refined interiors and quality fittings throughout. Perfectly positioned within walking distance of the marina waterfront, boutique shops, fine dining, and the Crumbles retail complex, this outstanding home combines elegance, comfort and an enviable lifestyle in a truly prime location.

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Main Features

- Exceptional Three Storey Townhouse With High Specification Finish
- Stunning Full Width Kitchen/Dining/Family Space Ideal For Entertaining
- Four Generous Double Bedrooms, Including Two Luxurious En-Suites
- Stylish Family Bathroom Plus Additional WC's On Ground & First Floors
- Elegant Patio Doors Opening Onto A Sunny, Landscaped Rear Garden
- Private Driveway & Integral Garage With Electric Roller Door & Utility Area
- Exclusive Gated Setting Within Prestigious Silver Wharf, North Harbour
- Captivating Distant Sea Views To The Rear & Harbour Views To The Front
- Walking Distance To Marina, Waterfront Dining, Boutique Shops & Crumbles Retail Complex
- Impeccably Presented Throughout, Offering A Turnkey Coastal Lifestyle

Entrance
Double glazed entrance door to -

Hallway
Radiator. Double storage cupboard and understairs cupboard. Door to integral garage & utility area.

Ground Floor Cloakroom
Low level WC. Vanity unit with inset wash hand basin. Heated towel rail. Extractor fan.

Fitted Kitchen/Dining Room
18'6" x 15'7" (5.64m x 4.75m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Space for cooker. Extractor cooker hood. Space for fridge/freezer. New boiler. Radiator. Double glazed window to rear aspect. Double glazed French doors to rear garden.

Stairs from Ground to First Floor Landing:
Radiator. Airing cupboard.

First Floor Cloakroom
Low level WC. Wash hand basin. Radiator. Frosted double glazed window.

Spacious Lounge
18'11" x 18'3" (5.77m x 5.56m)
Radiator. Electric fireplace. Double glazed window to front aspect.

Bedroom 2
11'1" x 9'8" (3.38m x 2.95m 4.52m x 3.38m)
Radiator. Double glazed window to rear aspect. Door to -

En-Suite Shower Room/WC
Suite comprising shower cubicle. Vanity unit with inset wash hand basin. Low level WC. Extractor fan. Heated towel rail. Full width & height fitted wardrobes.

Stairs from First to Second Floor Landing:
Radiator. Loft access (not inspected). Double cupboard.

Master Bedroom
14'10" x 11'1" (4.52m x 3.38m)
Radiator. Built-in wardrobes. Double glazed window to rear aspect. Door to -

En-Suite Shower Room/WC
Suite comprising shower cubicle. Vanity unit with inset wash hand basin. Low level WC. Extractor fan. Heated towel rail.

Bedroom 3
11'1" x 10'0" (3.38m x 3.05m)
Radiator. Built-in wardrobes. Double glazed window to front aspect.

Bedroom 4
11'0" x 7'1" (3.35m x 2.16m)
Radiator. Double glazed window to rear aspect.

Modern Bathroom/WC

Suite comprising bath with mixer tap and shower attachment. Low level WC with concealed cistern. Vanity unit with inset wash hand basin. Extractor fan. Heated towel rail. Frosted double glazed window.

Outside

Paved rear garden with walled & fenced boundaries and raised borders.

Garage With Separate Utility Area

Electric up & over door, power & light.

Utility Area

9'11" x 4'9" (3.02m x 1.45m)

Range of fitted wall and base units. Worktop. Plumbing and space for washing machine. Door to hallway.

Front Garden

Driveway leading to garage.

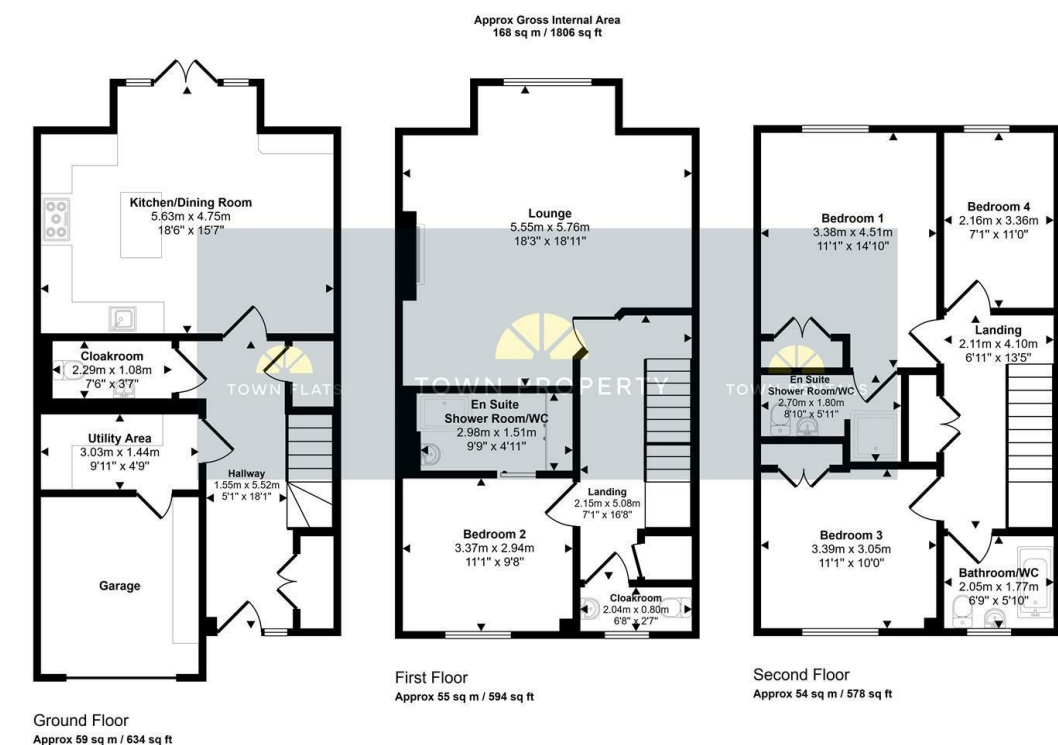
Agents Note:

Harbour Charge: £401.32 per annum

Estate Charge: Approximately £600 per annum

COUNCIL TAX BAND = F

EPC = C



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.

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