



# TOWN PROPERTY



01323 412200

Freehold



4 Bedroom



1 Reception



2 Bathroom

## £335,000



### 45 Caroline Way, Eastbourne, BN23 5AX

This spacious four bedroom, three storey townhouse is ideally located in the sought after North Harbour area, just moments from local shops, restaurants and the seafront. Offering practical family living, the property features a ground floor WC, first floor bathroom and an En-Suite to the master bedroom on the top floor - ensuring convenience with a W/C on every level. Outside, there is an allocated parking space to the front and a garage en-bloc to the rear, accessible via a gated, part lawn, part decked garden. Offered chain free, this well positioned home is perfect for those seeking a low maintenance lifestyle by the coast.



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Eastbourne, BN23 5AX

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Main Features

- CHAIN FREE Three Storey Townhouse
- Four Bedrooms
- Cloakroom
- Kitchen
- Lounge
- Bathroom/WC
- En Suite Shower Room/WC
- Lawn & Decked Rear Garden
- Allocated Parking Space
- CHAIN FREE

**Entrance**  
Double glazed front door to-

**Hallway**  
Radiator. Carpet.

**Cloakroom**  
Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Frosted double glazed window.

**Lounge**  
14'2 x 14'0 (4.32m x 4.27m)  
Carpet. Two radiators. Understairs cupboard. Double glazed doors to rear garden.

**Kitchen**  
12'5 x 6'7 (3.78m x 2.01m)  
Fitted range of wall and base units with under unit lighting, surrounding worktops with inset bowl and half sink unit and mixer tap. Four ring gas hob with extractor over. Electric double oven. Integrated fridge freezer, washing machine and dishwasher. Radiator. Double glazed window to front aspect

**Stairs from Ground to First Floor Landing**  
Carpet. Radiator.

**Bedroom 2**  
14'1 x 11'8 (4.29m x 3.56m)  
Radiator. Carpet. Double glazed window to front aspect.

**Bedroom 4**  
8'8 x 7'11 (2.64m x 2.41m)  
Radiator. Carpet. Double glazed window to rear aspect.

**Bathroom/WC**  
Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin with mixer tap. Low level WC. Heated towel rail. Extractor fan. Fully tiled walls. Frosted double glazed window.

**Stairs from First to Second Floor Landing**  
Carpet. Radiator. Large cupboard housing combi boiler. Loft access (not inspected).

**Bedroom 1**  
11'9 x 11'6 (3.58m x 3.51m)  
Carpet. Radiator. Fitted wardrobes. Double glazed window to front aspect.

**En Suite Shower Room/WC**  
Shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Heated towel rail. Fully tiled walls. Extractor fan.

**Bedroom 3**  
14'1 x 7'10 (4.29m x 2.39m)  
Carpet. Radiator. Double glazed window to rear aspect.

**Garden**  
The rear garden is mainly laid to lawn with decking adjoining the house and there are small matured trees. The garden has fenced boundaries with a gate for rear access.

**Parking**  
There is a numbered allocated parking space to the front of the property.

**Garage**  
Single garage in a nearby block.

**EPC = C**

**COUNCIL TAX BAND = E**

**AGENTS NOTES:**  
There is a harbour charge of £345.60 per annum.  
There is a management charge of £359.45 per annum.  
Ground Rent: £84.01 per annum.

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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.