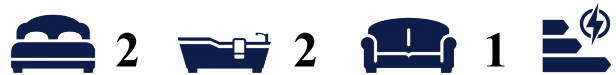




16 Admiralty Court, Eastbourne, BN23 5PW

Price Guide £299,950



STUNNING TOP (THIRD) FLOOR APARTMENT with MAGNIFICENT, UNINTERUPPTED COASTAL VIEWS (with VIRTUAL TOUR). Enjoying TWO DOUBLE BEDROOM ACCOMMODATION with an EN-SUITE and FAMILY BATHROOM. Also benefitting from a SPACIOUS SITTING ROOM, again with LOVELY VIEWS which has direct access to the BALCONY (as does the master bedroom). The KITCHEN/BREAKFAST ROOM has been refitted in recent times and overall the apartment is a superb example of a frontline apartment within the highly sought after marina development.

Nestled along the scenic coastline, residents can enjoy breath-taking sea views and direct access to the beach, making it an ideal setting for those who appreciate waterfront living. The vibrant Sovereign Harbour Marina, just a short stroll away, boasts an array of waterside restaurants, caf  s, and boutique shops, creating a lively yet relaxed atmosphere for socializing and leisure. The Crumbles Retail Park is also within easy reach, offering a selection of supermarkets, high-street stores, and other amenities. The town centre and mainline train station are just a short drive away, providing excellent transport links to London, Brighton, and surrounding areas.



COMMUNAL ENTRANCE

Staircase and lift to the upper floors, third (top) floor entrance, door with spy hole into the hallway.

HALLWAY

T-shaped hallway with radiator, entry phone system, loft access, three large storage cupboards, one housing the replaced boiler, doors off to the sitting room, both bedrooms, bathroom and kitchen.

SITTING ROOM

18'1 x 11'4 (5.51m x 3.45m)
Sitting/dining room, updated, contemporary radiator, UPVC double glazed window with lovely direct coastal views, adjacent glazed panel and UPVC double glazed door opening onto the balcony.

BALCONY

12'2 x 3'8 (3.71m x 1.12m)
Accessed via the sitting room and master bedroom, space for seating, superb direct coastal views, across Eastbourne to the West and Bexhill, Hastings and beyond to the East.

REFITTED KITCHEN

14'1 x 8'11 (4.29m x 2.72m)
Refitted in recent times with an excellent range of modern contrasting floor standing and wall mounted units with features which include a glazed display cabinet and wine rack, integrated fridge/freezer, dishwasher, washing machine and dryer, inset one and a half bowl sink unit with a swan neck mixer tap and drainer, granite work surfaces, space for a breakfast/dining table, tiled flooring, radiator, double glazed window overlooking the front gardens, eye level oven with a Hotpoint four ring induction hob with a canopied stainless steel extractor above with matching splashback, recessed ceiling lighting.

MASTER BEDROOM

14'11 x 9'3 (4.55m x 2.82m)
Master bedroom with recessed fitted double wardrobes, radiator, double glazed window with matching door allowing access onto the balcony, door to the en-suite.

EN-SUITE

Comprising of a large shower cubicle with a sliding door to the front with a fitted shower unit, low-level WC with concealed cistern, wash hand basin set in a vanity unit with cupboards beneath, adjacent mirror with lighting above, shaver point, fully tiled to the walls and floor, upright ladder style radiator.

BEDROOM 2

10'7 x 10'4 (3.23m x 3.15m)
Double glazed window to the front elevation, recessed fitted wardrobe, radiator, distant views towards the South Downs and beyond.

FAMILY BATHROOM

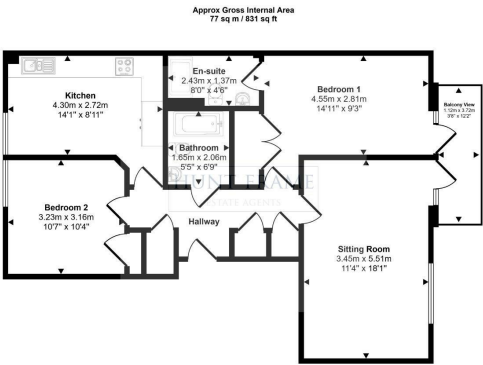
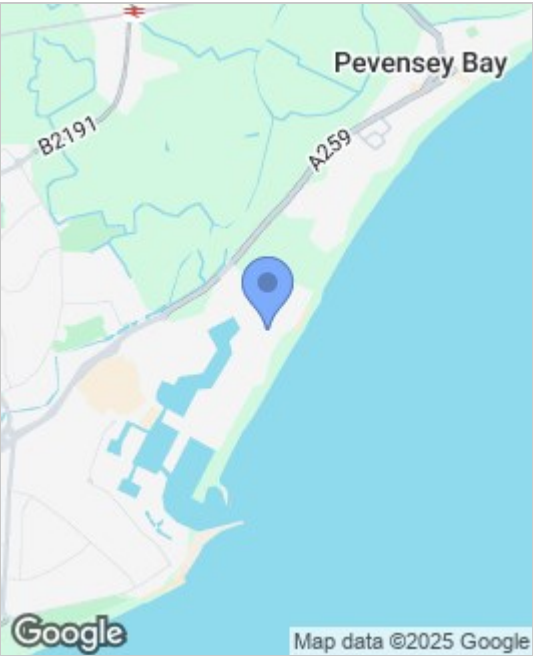
Comprising of a large panelled bath with mixer tap over, WC with a concealed cistern, wash hand basin with vanity cupboards underneath, mirror above with lighting and shaver point, upright ladder style radiator, fully tiled walls, extractor fan, tiled flooring.

OUTSIDE

There are communal gardens both to the rear and front of the building and covered allocated parking, accessed via remote controlled operated gates with pedestrian access to the rear.

OUTGOINGS

LEASE: 999 YEARS FROM 01/01/2003 976 YEARS REMAINING
MAINTENANCE FOR 2025: £2690 PER ANNUM
GROUND RENT: £150 PER ANNUM
HARBOUR CHARGES: £345.60 PER ANNUM
FISHERMANS VILLAGE SERVICE CHARGE: £86 PER ANNUM
COUNCIL TAX BAND: E



Floorplan
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 Magic Space 360.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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