



8 Caroline Way
Eastbourne, BN23 5AY
£350,000



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Phil Hall Estate Agents has been instructed to market this delightful family home situated in the highly desirable North Harbour area of Eastbourne. This well-appointed four-bedroom townhouse offers spacious and versatile accommodation across three floors. With the added benefits of a garage, private parking, and being offered chain free, this property is an excellent opportunity for families, professionals, or those seeking a coastal lifestyle.

Upon entering the property, you are greeted by a bright and welcoming entrance hall, which provides access to the ground floor accommodation and a staircase leading to the upper levels. There is a cloakroom, fitted with a modern two-piece suite, comprising a low-level WC and a wash hand basin—a convenient addition for guests and everyday use.

The kitchen is well-equipped with a range of matching wall-mounted and base units, providing ample storage space. A contrasting work surface runs along the length of the kitchen, creating a practical workspace for food preparation. The kitchen includes a built-in oven and hob, an integrated fridge and freezer, and space for a washing machine, making it a functional and efficient space.

To the rear of the property, the spacious living room provides an excellent area for relaxation and entertaining. Benefiting from a rear-facing aspect, this bright and airy room is enhanced by double-glazed doors that open directly onto the private rear garden, seamlessly blending indoor and outdoor living.

Ascending the staircase to the first-floor landing, you will find two well-proportioned bedrooms, both offering comfortable living space. These rooms can serve as guest bedrooms, children's rooms, or even home offices, depending on your needs. Also located on this floor is the family bathroom.

Continuing up to the second floor, you will find two further bedrooms, with the master bedroom benefitting from an ensuite shower room.





LOCATION, LOCATION, LOCATION

Caroline Way is ideally situated in the sought-after North Harbour area of Eastbourne, offering a perfect blend of coastal charm and modern convenience. Just a short stroll away, the seafront provides scenic walks along the promenade, with stunning sea views and access to the beach. The Sovereign Harbour Marina, is just moments away and offers a picturesque setting where boats and yachts are moored, creating a vibrant waterside atmosphere.

For shopping and dining, The Waterfront at Sovereign Harbour boasts an excellent selection of cafés, restaurants, and bars, serving everything from casual bites to fine dining with marina views. Popular restaurants include seafood eateries, Italian bistros, and stylish cocktail bars. Just a few minutes away, the Sovereign Harbour Retail Park provides a range of shops, including supermarkets, fashion stores, homeware outlets, and a large gym, ensuring all your daily needs are met.

With excellent transport links, including bus routes to Eastbourne town centre and the train station, residents can enjoy easy access to additional shopping, entertainment, and leisure facilities. This vibrant yet peaceful coastal location makes it a highly desirable place to live.

Entrance Hall

Ground Floor Cloakroom
4'05 x 3'00 (1.35m x 0.91m)

Living Room
14'07 x 14'02 (4.45m x 4.32m)

Kitchen
12'07 x 6'11 (3.84m x 2.11m)

First Floor Landing

Bedroom Three
14'06 max x 11'11 (4.42m max x 3.63m)

Bedroom Four
9'01 x 8'02 (2.77m x 2.49m)

Bathroom
7'05 x 5'01 (2.26m x 1.55m)

Second Floor Landing

Bedroom One
12'07 x 11'11 (3.84m x 3.63m)

Ensuite Shower Room
9'00 x 4'09 (2.74m x 1.45m)

Bedroom Two
12'07 x 8'02 (3.84m x 2.49m)

Outside

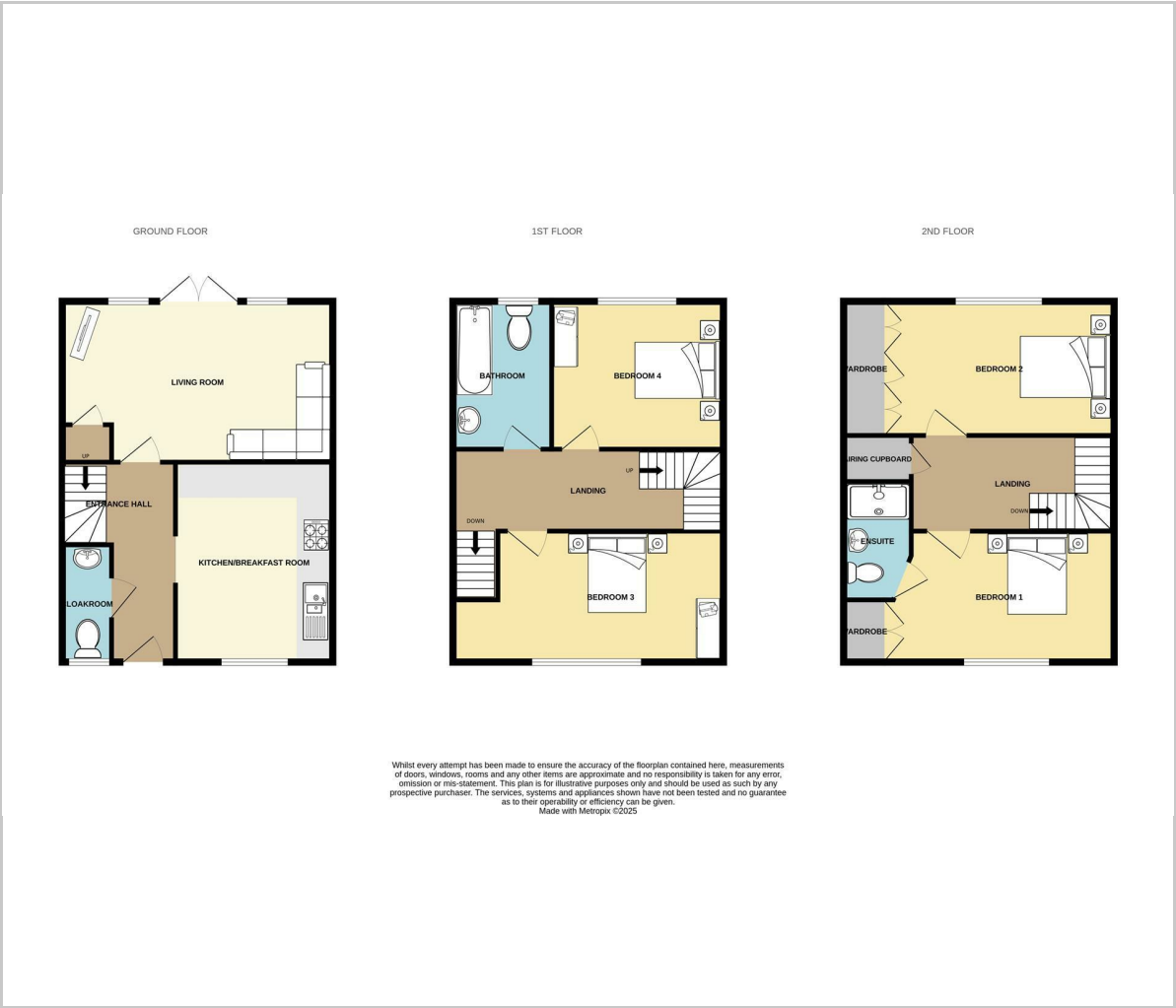
The property boasts a fully enclosed rear garden, offering a low-maintenance yet inviting outdoor space. A wooden decked area directly adjoins the house, perfect for outdoor dining or relaxing, while a paved section extends beyond, leading to a rear access gate.

To the front of the property, the home enjoys an attractive outlook over Caroline Way Gardens. This small but well-maintained green space features lawns, tree and shrub borders, and seating areas, creating a pleasant setting and enhancing the overall appeal of the location.

For added convenience, the property benefits from a garage located in a nearby block, providing secure off-road parking or additional storage space.



Floor Plan



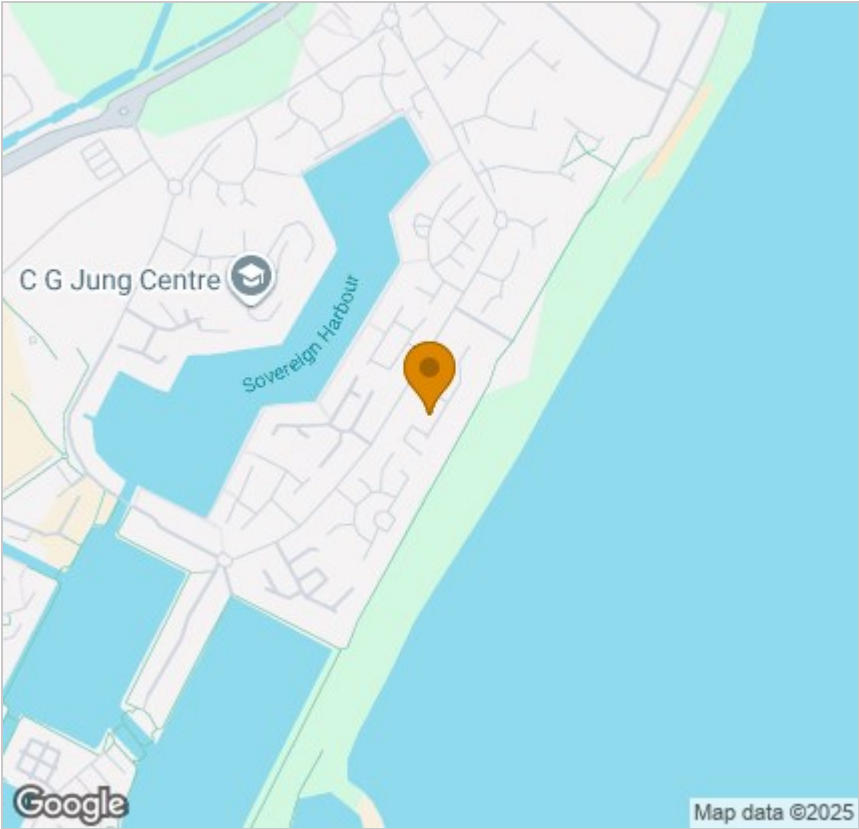
Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205 if you wish to arrange a viewing appointment for this property or require further information.

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7 Camden Road, Eastbourne, East Sussex, BN21 4SU
Tel: 01323 409205 Email: phil@philhallestateagents.co.uk philhallestateagents.co.uk

Area Map



Energy Efficiency Graph

