



**Silver Strand West, Eastbourne BN23 5NP**

**welcome to**

## **Silver Strand West, Eastbourne**

Fox & Sons are delighted to bring to market this fantastic opportunity to acquire this well presented three double bedroom townhouse located in the desirable area of Eastbourne's Sovereign Harbour which benefits from having an array of local shopping facilities, restaurants and cafes within close proximity. The property itself boasts spacious living accommodation throughout consisting of three generous double bedrooms, master bedroom with dressing area, fitted wardrobes and en suite, bedroom two with fitted wardrobes and en suite, first floor landing with wonderful 33 ft through kitchen diner/ lounge and wc, ground floor with lounge/ bedroom three, shower room, and internal garage access. Further features include a private large terrace with beautiful views across the inner harbour, off road parking and garage. Viewing comes highly recommended to full appreciate this harbour home!



### Entrance Hall

### Lounge/ Bedroom Three

12' 8" x 12' 2" ( 3.86m x 3.71m )

### Shower Room

7' 10" x 3' 3" ( 2.39m x 0.99m )

### Access To Garage

### First Floor Landing

### Kitchen Diner/ Lounge

33' 9" x 16' 2" ( 10.29m x 4.93m )

### Wc

### Second Floor Landing

### Bedroom One

16' 2" x 14' 11" ( 4.93m x 4.55m )

### En Suite

9' 5" x 5' 10" ( 2.87m x 1.78m )

### Bedroom Two

14' 4" x 9' 5" ( 4.37m x 2.87m )

### En Suite

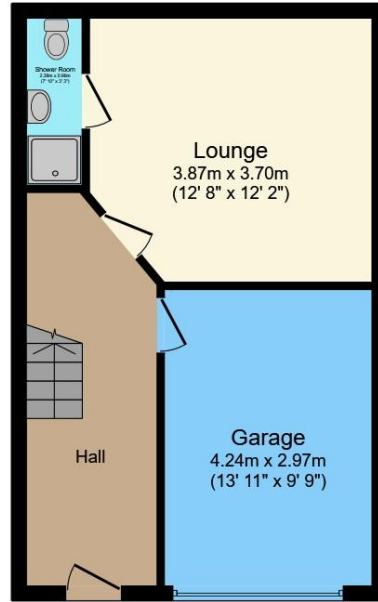
6' 5" x 6' 3" ( 1.96m x 1.91m )

### Outside

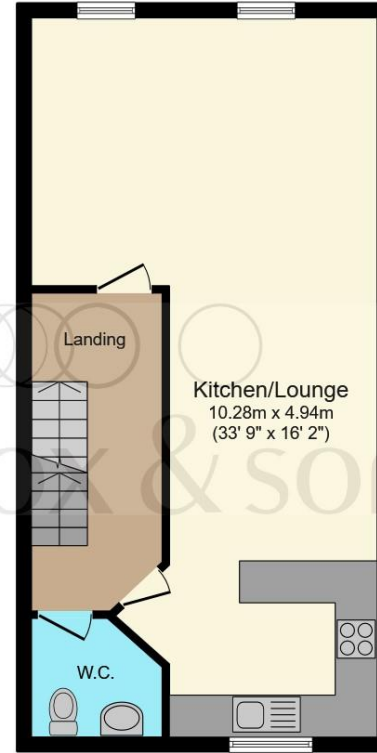
### Patio Terrace

### Off Road Parking

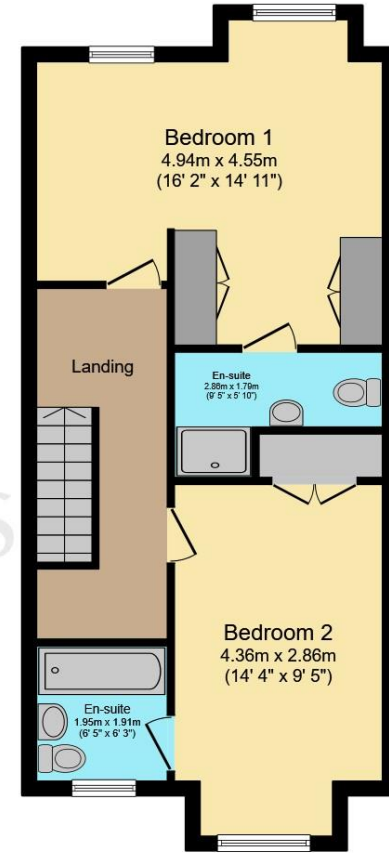
### Garage



Ground Floor



First Floor



Second Floor

Total floor area 144.2 m<sup>2</sup> (1,552 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Silver Strand West, Eastbourne

- THREE DOUBLE BEDROOM TOWNHOUSE
- WONDERFUL 33 FT THROUGH KITCHEN DINER/ LOUNGE
- EN SUITES & FITTED WARDROBES TO BOTH BEDROOMS
- LARGE PATIO TERRACE WITH BEAUTIFUL INNER HARBOUR VIEWS
- DESIRABLE AREA OF EASTBOURNE'S SOVEREIGN HARBOUR
- OFF ROAD PARKING & INTERNAL GARAGE
- CLOSE TO LOCAL SHOPS, RESTAURANTS & CAFES

Tenure: Freehold EPC Rating: C

offers over

**£500,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LGL110810 - 0003

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Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
fox & sons



**01323 735561**



[langney@fox-and-sons.co.uk](mailto:langney@fox-and-sons.co.uk)



20 Winston Crescent, Langney, EASTBOURNE,  
East Sussex, BN23 6NL



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**