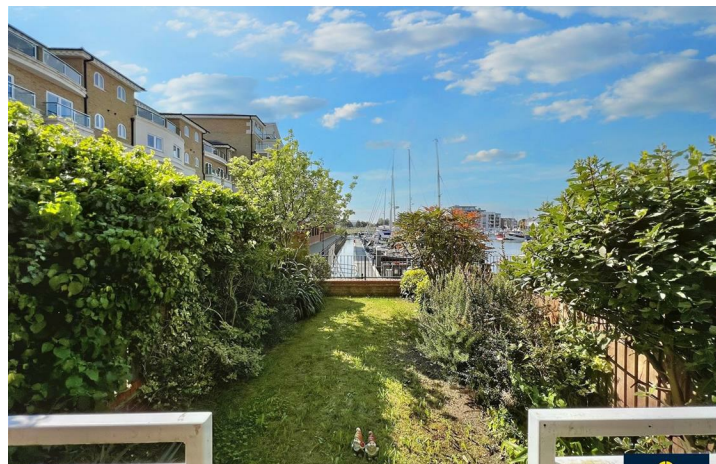


21 Phoenix Drive,  
Eastbourne, BN23 5PG

Freehold

£399,950



3 Bedroom 1 Reception 3 Bathroom



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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.



TOWN PROPERTY



01323 412200

Freehold

£399,950

3 Bedroom 1 Reception 3 Bathroom



21 Phoenix Drive, Eastbourne, BN23 5PG

This superb waterfront townhouse enjoys uninterrupted Westerly facing views across the North Harbour berths and pontoons and is being sold CHAIN FREE. Arranged with three double bedrooms, two of which have en suite facilities, there is a first floor sitting room with rear facing balcony and the first floor kitchen/dining room is well appointed. Benefits also include a first floor cloakroom, and top floor bathroom/wc with a car port to the front, an attractive and secluded lawned rear garden and covered garden terrace. The waterfront shops, cafes and restaurants that form this exciting marina development are also complimented by nearby beach access, local schools and historic Martello Towers. Pevensey Bay Village and Pevensey Castle are also in the surrounding area.

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**£399,950****21 Phoenix Drive, Eastbourne, BN23 5PG****Main Features**

- End Of Terrace Townhouse With Harbour Views
- 3 Bedrooms
- Sitting Room
- Fitted Kitchen/Dining Room
- 2 En-Suite Shower Rooms/WC
- Family Bathroom/WC
- Cloakroom
- Lawned Rear Garden
- Carport

**Entrance**

Covered entrance via car port with frosted double glazed door to -

**Entrance Hallway**  
Radiator. Tiled floor.

**Bedroom 3/Garden Room**  
10'3 x 9'4 (3.12m x 2.84m)  
Radiator. Built-in wardrobes. Tiled floor. Double glazed window to rear aspect. Double glazed door to garden terrace & rear garden.

**En-Suite Shower Room/WC**  
Suite comprising fully tiled shower cubicle with wall mounted shower. Low level WC. Pedestal wash hand basin. Radiator. Tiled floor. Tiled walls.

**Stairs from Ground to First Floor Landing:**

**Sitting Room**  
12'8 x 11'3 (3.86m x 3.43m )  
Radiator. Carpet. Access to balcony. Double glazed window to rear aspect.

**Kitchen/Dining Room**  
13'0 x 12'10 (3.96m x 3.91m )  
Range of units comprising bowl and a half single drainer sink unit with mixer tap, part tiled walls and surrounding worksurfaces with cupboards and drawers under. Integrated four ring gas hob and 'eye' level oven and grill. Space for fridge/freezer, washing machine and dishwasher. Breakfast bar. Wall mounted units. Extractor cooker hood. Wood laminate floor. Radiator. Double glazed window to front aspect.

**Cloakroom**  
Low level WC. Radiator. Wall mounted wash hand basin.

**Stairs from First to Second Floor Landing:**  
Radiator. Airing cupboard. Store cupboard. Loft access with ladder (not inspected).

**Master Bedroom**  
11'2 x 9'5 (3.40m x 2.87m )  
Radiator. Two built-in wardrobes. Carpet. Double glazed window to rear aspect. Door to -

**En-Suite Shower Room/WC**

Suite comprising shower cubicle with wall mounted shower. Pedestal wash hand basin. Low level WC. Radiator. Carpet.

**Bedroom 2**  
11'5 x 7'0 (3.48m x 2.13m )  
Radiator. Built-in wardrobe. Carpet. Double glazed window to front aspect.

**Bathroom/WC**  
Suite comprising panelled bath with chrome mixer tap and shower attachment. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Carpet. Frosted double glazed window.

**Outside**

There is a secluded and attractive lawned rear garden accessed via a garden terrace. Waterfront views can be enjoyed.

**Parking**

There is a covered, integral car port included.

**AGENTS NOTE:**

There is a property management fee of £400 per annum (paid 6 monthly, April & October) for the maintenance of the driveway leading to the property.

Harbour charge = £250 per annum.

Council Tax Band = E

EPC = D