



TOWN PROPERTY



01323 412200

Freehold

14 Admiralty Way, Eastbourne, BN23 5PP

£435,000



4 Bedroom 1 Reception 2 Bathroom



TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

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.

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Just yards from the stunning beachfront and historic Martello Tower, this attractive townhouse has four bedrooms and is presented to a high standard throughout. Located in the exciting North Marina development, the property boasts a well appointed kitchen/dining room, first floor sitting room and two stylish bathrooms with a useful cloakroom also included. There are pleasant Southerly facing landscaped gardens to the rear and distant sea views can be enjoyed from the upper floors. To the front, a driveway provides off street parking for two cars whilst an integral garage is also included. The marina waterfront and Crumble shopping complex are closed by whilst Eastbourne town centre is approximately three miles distant.

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14 Admiralty Way, Eastbourne, BN23 5PP

£435,000**Main Features**

- Immaculate Townhouse
- 4 Bedrooms
- Cloakroom
- Kitchen
- Sitting Room with Juliette Balcony
- En-Suite Shower Room/WC to Master Bedroom
- Bathroom/WC
- Southerly Facing Garden & Sea Views
- Driveway
- Garage

Entrance

Covered entrance with frosted double glazed door to-

Entrance Hallway

Radiator. Understairs cupboard.

Cloakroom

Low level WC. Wall mounted wash hand basin with vanity unit under. Wood laminate flooring. Part tiled walls.

Kitchen

15'7 x 9'10 (4.75m x 3.00m)

Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Inset five ring gas hob and electric oven under. Integrated fridge and freezer, washing machine and dishwasher. Range of wall mounted units. Extractor. Concealed wall mounted gas boiler. Radiator. Tiled flooring. Double glazed window to rear aspect. Double glazed double doors to rear.

Stairs from Ground to First Floor Landing:

Radiator.

Sitting Room

15'8 x 12'8 (4.78m x 3.86m)

Radiator. Wood laminate flooring. Double glazed window to rear aspect. Double glazed double doors to Juliette balcony.

Master Bedroom

15'7 x 14'0 (4.75m x 4.27m)

Radiator. Built in wardrobe. Wood laminate flooring. Double glazed window to front aspect.

En-Suite Shower Room/WC

Shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC set in vanity unit. Radiator. Part tiled walls. Tiled flooring.

Staircase from First to Second Floor Landing:

Airing cupboard. Access to loft (not inspected).

Bedroom 2

8'10 x 8'7 (2.69m x 2.62m)

Radiator. Built in wardrobe. Carpet. Double glazed window to front aspect.

Bedroom 3

13'5 x 9'6 (4.09m x 2.90m)

Radiator. Built in wardrobe. Carpet. Double glazed window to rear aspect.

Bedroom 4

12'1 x 6'4 (3.68m x 1.93m)

Radiator. Carpet. Double glazed window to front aspect.

Bathroom/WC

Panelled shower bath with mixer tap, shower attachment and shower screen. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC set in vanity unit. Radiator. Tiled flooring. Tiled walls.

Outside

There is a pleasant Southerly facing landscaped rear garden laid to decking and artificial grass and surrounding fencing and planted borders.

Parking

There is off street parking for two cars.

Garage

A single integral garage is included. Up and over door. Electric power and light.

EPC = C

Council Tax Band = E