

31 Silver Strand West,
Eastbourne, BN23 5NP

Freehold
Guide Price
£500,000 - £550,000



3 Bedroom 1/2 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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*** GUIDE PRICE £500,000 - £520,000 ***

Forming part of the exclusive gated development at Silver Wharf in Eastbourne's exciting sovereign harbour, this impressive semi detached house has three spacious double bedrooms and an integral garage. The property is notable for its open plan sitting/dining room and adjoining garden room/study area whilst the fitted kitchen/breakfast room features mostly integrated appliances and granite worktops and the property is complimented further with a cloakroom, and matching sanitary ware to the en suite and bathroom/wc. A mature and secluded garden is arranged to the rear and the front now benefits from a new block paved driveway where additional parking is provided. The waterfront with its cafes and eateries is only yards away and a historic Martello Tower, stunning beaches and The Crumbles shopping complex can all be found within close walking distance.

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Main Features	Entrance Covered entrance, double glazed door to-
• Semi-Detached House	Entrance Hallway Radiator.
• Three Double Bedrooms	Cloakroom Low level WC. Wall mounted wash hand basin with mixer tap. Radiator. Frosted double glazed window.
• Cloakroom	
• Kitchen/Breakfast Room	Kitchen/Breakfast Room 13'8 x 7'10 (4.17m x 2.39m) Range of units comprising of sink bowl with mixer tap, surrounding granite worktops and drainer with cupboards and drawers under. Inset five burner gas hob with drawers under and range of wall mounted units above. Concealed wall mounted extractor. Space and plumbing for dishwasher, washing machine and fridge freezer. Radiator. Double glazed window to front aspect.
• Sitting Room Area	
• Dining Room Area	
• Garden Room/Study Area	Sitting Room Area 16'0 x 15'2 (4.88m x 4.62m) Radiator. Wall mounted gas fire with mantel above. Wooden flooring. Double glazed window to rear aspect. Double glazed double door to rear garden.
• Two Bathrooms	
• Integral Garage and New Driveway	Dining Room Area 8'10 x 8'6 (2.69m x 2.59m) Radiator. Wooden flooring. Understairs cupboard.
• Secluded Rear Garden	Garden Room/Study Area 8'6 x 8'2 (2.59m x 2.49m) Wooden flooring. Double glazed window to rear aspect and door to garden.
	Stairs from Ground to First Floor Landing Radiator. Airing cupboard. Access to loft (not inspected).
	Master Bedroom 13'3 x 12'10 (4.04m x 3.91m) Radiator. Built in wardrobe. Carpet. Double glazed window to front aspect.
	En-Suite Shower Room/WC Shower cubicle with wall mounted shower. Wall mounted wash basin with mixer tap. Low level WC. Shaver point. Radiator. Tiled flooring and fully tiled walls.
	Bedroom 2 25'0 x 7'11 (7.62m x 2.41m) Radiator. Carpet. Double glazed window to front and rear aspect.
	Bedroom 3 12'9 x 9'5 (3.89m x 2.87m) Radiator. Built in wardrobe. Carpet. Double glazed window to rear aspect.
	Bathroom/WC Panelled bath with mixer tap and shower attachment. Wall mounted wash basin with mixer tap. Low level WC. Shaver point. Radiator. Tiled floor and fully tiled walls.

Outside
To the rear of the house is a lovely mature southerly facing garden which is laid to patio and lawn with planted shrubs and trees. There is gated side access.

Parking
There is a recently block paved driveway that provides off street parking and leads to the integral garage.

Integral Garage
16'6 x 8'2 (5.03m x 2.49m)
Electric light and power supply.

EPC = C

COUNCIL TAX BAND = E

Agents Note:
Service charge £513.85 per annum
Harbour charge £340.05 per annum

