

11 Admiralty Crescent,
Eastbourne, BN23 5PN

Freehold

£410,000



4 Bedroom 1 Reception 3 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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A beautifully presented 4 bedroom town house on the popular Sovereign Harbour North development within yards of the beachfront and easy walking distance of the Harbours bars and restaurants. Having undergone significant improvement the house provides versatile living accommodation arranged over 3 floors. The ground floor has a double bedroom with luxury refitted En-Suite and refitted kitchen/breakfast room with a central island with solid wood worktops and access to the rear garden. The first floor has the lounge situated to the front and a double bedroom to the rear. The second floor has the master bedroom with a refitted En-Suite, 2 further double bedrooms and a luxury refitted bathroom. To the front there is off road parking. An internal inspection comes very highly recommended.

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Main Features

- Well Presented Townhouse
- 4 Double Bedrooms
- Kitchen/Breakfast Room
- Lounge
- Two En-Suites
- Family Bathroom
- Rear Garden
- Driveway for Off Road Parking
- Close to Seafront, Harbour Restaurants and Retail Park

Entrance

Private Entrance door to-

Hallway

Split level with LED lighting in the stairs. Coved ceiling. Radiator. Door to-

Ground Floor Bedroom 4

13'7 x 9'2 (4.14m x 2.79m)

Wood effect flooring. Radiator. Built in wardrobe. Double glazed window to front aspect. Door to-

En-Suite Shower Room

Modern white suite comprising of low level WC with concealed cistern. Pedestal wash hand basin with chrome mixer tap. Shower cubicle with wall mounted shower. Tiled floor and tiled walls. Chrome heated towel rail. Extractor fan. Inset spotlights.

Kitchen/Breakfast Room

15'9 x 9'5 (4.80m x 2.87m)

Modern range of fitted wall and base units, solid wood worktop with inset single drainer bowl and a half sink unit with mixer tap. Space for American style Fridge freezer. Plumbing and space for dishwasher. Built in electric oven. Island unit with solid wood worktop with inset induction hob. Coved ceiling. Inset spotlights. Contemporary radiator. Double glazed window. Double glazed French door to rear garden.

Stairs from Ground to First Floor Landing

Coved ceiling.

Lounge

13'11 x 12'3 (4.24m x 3.73m)

Coved ceiling. TV point. Radiator. Two double glazed window to front aspect.

Bedroom 2

15'10 x 9'5 (4.83m x 2.87m)

Coved ceiling. Radiator. Cupboard housing gas boiler. Two double glazed window to front aspect.

Stairs from First Floor to Second Floor Landing

Bedroom 1

12'4 x 11'2 (3.76m x 3.40m)

Built in double wardrobe. Coved ceiling. TV point. Two double glazed windows to front aspect. Door to-

En-Suite Shower Room

Luxury refitted white suite comprising of low level WC with concealed cistern. Vanity unit with inset wash hand basin and chrome mixer tap and drawers below. Tiled walls and tiled floor. Shower cubicle with wall mounted shower. Extractor fan. Inset spotlights. Heated towel rail.

Stairs from Second Floor to Third Floor Landing

Airing cupboard housing hot water cylinder. Loft hatch (not inspected).

Bedroom 3

9'7 x 8'6 (2.92m x 2.59m)

Coved ceiling. Radiator. Double glazed window to rear aspect.

Bathroom

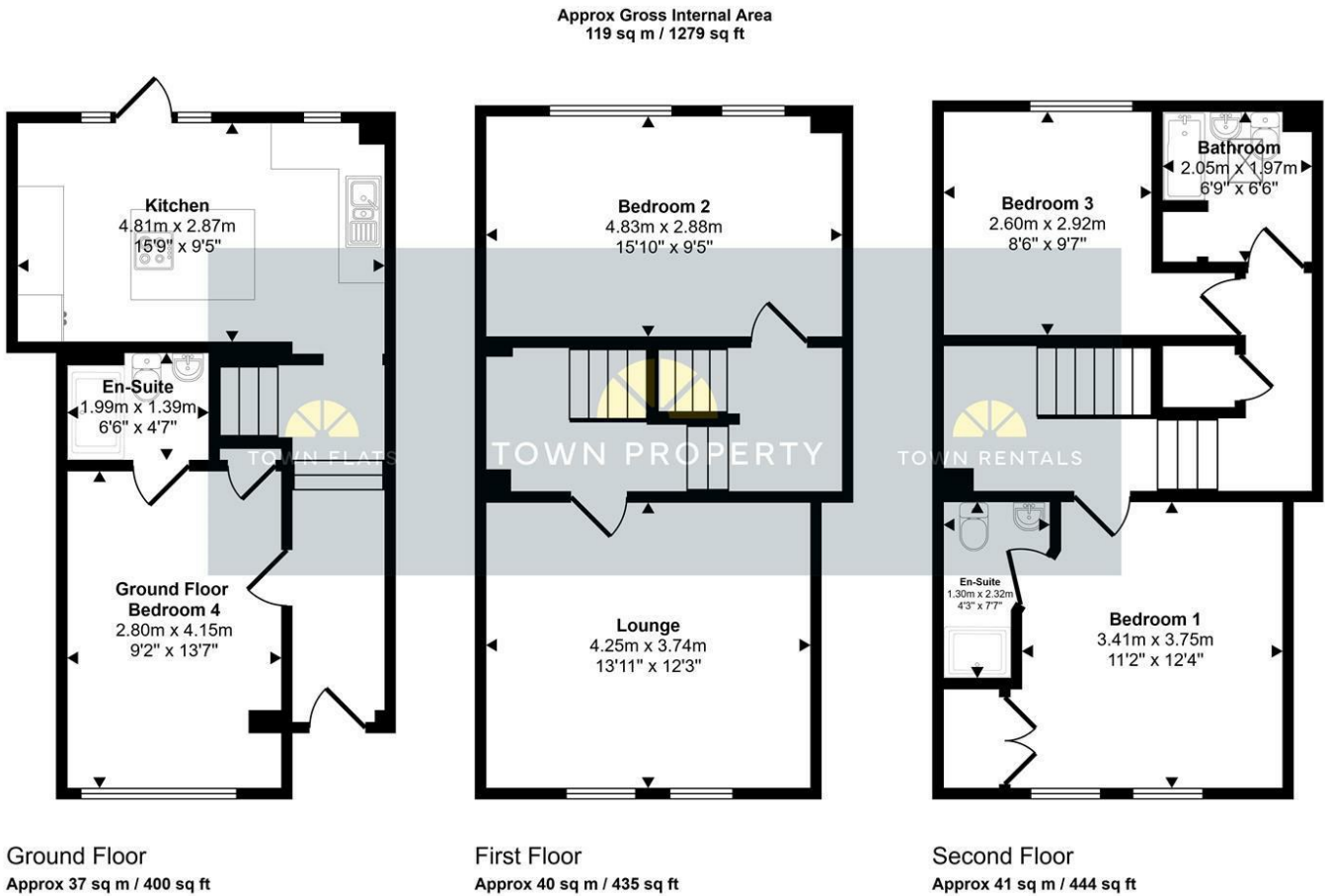
Refitted white suite comprising of panelled bath with shower over with rainwater shower head. Low level WC. Wash hand basin set in vanity unit with built in cupboards and chrome mixer tap. Plumbing and space for washing machine and tumble dryer. Heated towel rail. Skylight.

Garden

The rear garden is manly laid to lawn with an area of decking and patio. To the front there is off road parking.

EPC = C

COUNCIL TAX BAND = D



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.