

36 Anchorage Way,
Eastbourne, BN23 5BE

Freehold

£645,000



4/5 Bedroom 2/3 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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Favourably located in Eastbourne's exciting North marina development, this most impressive detached house provides versatile accommodation with four/five bedrooms and two/three receptions. In addition, there is a large double glazed conservatory, two en suites and a family bathroom/wc whilst the stylish fitted kitchen/breakfast room includes all integrated appliances. A cloakroom and an integral double garage further enhance this lovely home where the landscaped rear gardens are secluded and planted with mature shrubs and flowers. The stunning beaches and marina waterfront are close by with The Crumbles shopping complex and the many cafes and eateries in the marina are also accessible. Eastbourne Town centre with its comprehensive shopping facilities and mainline railway station is approximately three miles distant.

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Main Features

- Impressive Detached House
- Four/Five Bedrooms
- Ground Floor Cloakroom
- Sitting Room & Dining Room
- Study/Garden Room/Bedroom 5
- Double Glazed Conservatory
- Kitchen/Breakfast Room
- Two En-Suites & Family Bathroom/WC
- Landscaped Rear Garden
- Double Garage & Driveway

Entrance

Frosted double glazed door to-

Entrance Hallway

Radiator. Understairs cupboard. Tiled floor. Coats cupboard. Frosted double glazed window.

Cloakroom

Wall mounted wash hand basin with mixer tap set in vanity unit. Low level WC. Radiator. Tiled Floor. Frosted double glazed window.

Study/Garden Room/Bedroom 5

16'1 x 7'10 (4.90m x 2.39m)
Radiator. Carpet. Double glazed windows to rear and side aspect and double glazed doors to rear garden.

Sitting Room

15'3 x 11'8 (4.65m x 3.56m)
Radiator. Wall mounted electric fire. Carpet. Double glazed window to rear aspect.

Double Glazed Conservatory

11'5 x 11'10 (3.48m x 3.61m)
Laminate tiles. Wall mounted electric heaters. Double glazed windows to rear and side aspect. Double glazed double doors to rear garden.

Dining Room

11'5 x 9'1 (3.48m x 2.77m)
Radiator. Tiled flooring. Double glazed windows to front and side aspects.

Kitchen/Breakfast Room

21'0 x 9'5 (6.40m x 2.87m)
Range of units comprising of sink and drainer inset into composite worksurfaces with mixer tap and upstands and surrounding worksurfaces with cupboards and drawers under. Inset four ring electric hob and eye level oven and grill. Integrated fridge freezer, dishwasher and washing machine. Range of wall mounted units and extractor. Tiled flooring. Radiator. Door to integral double garage.

Stairs from Ground to First Floor Landing

Radiator. Access to loft with ladder (not inspected).

Master Bedroom

12'6 x 9'3 (3.81m x 2.82m)
Radiator. Carpet. Airing cupboard. Built in wardrobe. Double glazed window to front aspect. Dressing area with double glazed window.

En-Suite Shower Room/WC

Shower cubicle with wall mounted shower. Wash hand basin with mixer tap set in vanity unit. Low level WC set in vanity unit. Shaver point. Radiator. Tiled flooring and fully tiled walls. Frosted double glazed window.

Bedroom 2

12'8 x 8'10 (3.86m x 2.69m)
Radiator. Carpet. Double glazed window to rear aspect.

En-Suite Shower Room/WC

Fully tiled shower cubicle with wall mounted shower. Low level WC. Wash hand basin and mixer tap set in vanity unit. Radiator. Tiled floor and fully tiled walls. Frosted double glazed window.

Bedroom 3

10'9 x 8'9 (3.28m x 2.67m)
Radiator. Carpet. Double glazed window to rear aspect.

Bedroom 4

9'1 x 8'1 (2.77m x 2.46m)
Radiator. Carpet. Double glazed window to front aspect.

Bathroom/WC

Panelled bath with mixer tap. Wash hand basin with mixer tap set in vanity unit. Low level WC with concealed cistern. Shaver point. Radiator. Part tiled walls. Frosted double glazed window.

Outside

The secluded rear garden has been landscaped and features area of patio, lawn and shingle covered borders. There are planted borders and a raised resin covered seating area. The spacious side garden is paved and includes two sheds, a water tap, electric power and gated side access.

Parking

A wide driveway with off street parking for a number of vehicles leads to the integral double garage.

Integral Double Garage

16'5 x 16'0 (5.00m x 4.88m)
Remote twin up and over door. Electric power. Light. Overhead storage. Further appliance space. Wall mounted gas boiler and door to rear.

COUNCIL TAX BAND = F