

95 Blakes Way,  
Eastbourne, BN23 6EN

Freehold

£359,950



4 Bedroom 2 Reception 2 Bathroom



TOWN PROPERTY [www.town-property.com](http://www.town-property.com) [info@town-property.com](mailto: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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Located directly on Eastbourne seafront and overlooking Sovereign Park, this impressive townhouse has four bedrooms and two receptions whilst enjoying direct views towards the sea, Victoria Pier and the South Downs. The versatile accommodation includes a fitted kitchen, a 'snug', a useful cloakroom and both a family bathroom/wc and en suite facilities. A landscaped patio garden is arranged to the front where access is gained to the sea facing lawned garden and directly into the adjoining garage. This has been partitioned and has a driveway in front which provides invaluable off street parking. Shops in Beatty Road are close by whilst the exciting marina development, Princes Park and the Sovereign Centre are all easily accessible.

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Main Features

- Waterfront Townhouse
- Four Bedrooms
- Ground Floor Cloakroom
- Sitting Room
- Dining Room/Bedroom
- Kitchen/Breakfast Room
- En-Suite Shower Room/WC & Family Bathroom/WC
- Front and Rear Garden
- Views Towards The Sea
- Driveway & Garage

**Entrance**  
Double glazed door to-

**Vestibule**  
Door to hallway and door to-

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

**Hallway**  
Radiator. Understairs snug. Engineered oak flooring.

**Garden/Sitting Room**  
12'4 x 8'6 (3.76m x 2.59m)  
Radiator. Engineered oak flooring. Sliding double glazed door to rear.

**Dining Room/Study/Bedroom 4**  
12'2 x 6'10 (3.71m x 2.08m)  
Radiator. Engineered oak flooring. Double glazed window to rear aspect.

**Kitchen/Breakfast Room**  
12'9 x 9'5 (3.89m x 2.87m)  
Range of units comprising of bowl and a half sink unit with mixer tap, part tiled walls and surrounding worksurfaces with cupboards and drawers under. Inset four ring gas hob with double electric oven under. Integrated dishwasher. Space for fridge freezer. Space and plumbing for washing machine. Range of wall mounted units and concealed wall mounted gas boiler. Breakfast bar. Engineered oak flooring. Double glazed window to front aspect.

**Stairs from Ground to First Floor Landing**  
Radiator. Airing cupboard. Double glazed window to front aspect.

**Sitting Room/Bedroom**  
15'9 x 9'11 (4.80m x 3.02m)  
Radiator. Carpet. Double glazed window to rear aspect. Double glazed sliding doors to Juliette balcony with sea and downland views.

**Family Bathroom/WC**  
Panelled bath with shower screen and wall mounted shower. Pedestal wash hand basin. Low level WC. Shaver point. Radiator. Tiled flooring and part tiled walls. Frosted double glazed window.

**Bedroom 2**  
9'9 x 9'4 (2.97m x 2.84m)  
Radiator. Carpet. Double glazed window to rear aspect.

**Stairs from First to Second Floor Landing**

**Bedroom 3**  
12'5 x 7'5 (3.78m x 2.26m)  
Radiator. Built in wardrobe. Carpet. Double glazed window to front aspect.

**Master Bedroom**  
13'3 x 11'6 (4.04m x 3.51m)  
Radiator. Carpet. Built in wardrobe. Double glazed window to rear aspect with sea and downlands view. Door to-

**En Suite Shower Room/WC**  
Shower cubicle with wall mounted shower. Wall mounted wash hand basin with mixer tap set in vanity unit. Low level WC. Heated towel rail. Velux window.

**Outside**  
There are patio gardens to the front and lawned rear gardens.

**Parking**  
There is a SINGLE garage which has been partitioned into two areas and has loft storage. There is bicycle storage at the front and a workshop/gym to the rear.

A driveway in front provides off street parking.

EPC = C

COUNCIL TAX BAND = D

