

7 Johnston Place,
Eastbourne, BN23 5AS

Freehold
Guide Price
£550,000 - £565,000



4 Bedroom 2 Reception 2 Bathroom

Freehold

TOWN PROPERTY

01323 412200



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Located just yards from the waterfront and spectacular beaches, this elegant semi detached townhouse forms part of the exclusive 'Henley Park' development built by Millward Homes in the North Marina. Having four double bedrooms, the property is well appointed throughout and features a double aspect sitting room, kitchen/breakfast room and versatile double glazed conservatory/dining/family room with views and access onto the secluded landscaped rear garden. Benefits include a cloakroom, family bathroom/wc and en suite facilities whilst to the side a driveway leads to the single garage. Henley Park residents have access to a private park at the bottom of the development which faces directly onto the North Harbour where there is seating and landscaped gardens. The Crumbles shopping complex is within close walking distance and the cafes, restaurants and shops on the waterfront are also easily accessible. Eastbourne town centre is approximately two miles distant.

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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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Main Features	
	Entrance Door to-
• Semi Detached Townhouse	Entrance Hallway Radiator. Understairs cupboard. Wood laminate flooring.
• 4 Double Bedrooms	Cloakroom Low level WC. Wall mounted wash hand basin. Radiator. Tiled flooring. Part tiled walls. Frosted double glazed window.
• Cloakroom	
• Sitting Room	Sitting Room 16'03 x 12'02 x 8'11 (4.95m x 3.71m x 2.72m)
• Kitchen/Breakfast Room	Kitchen/Breakfast Room 16'04 x 10'04 (4.98m x 3.15m) 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 four ring gas hob and eye level double oven. Wall mounted units and extractor. Concealed new wall mounted gas boiler. Space and plumbing for washing machine and tumble dryer and American style fridge freezer.
• Double Glazed Conservatory/Dining/Family Room	Double Glazed Conservatory/Dining/Family Room 13'11 x 11'02 (4.24m x 3.40m) Radiator. Tiled flooring. Newly reconditioned double glazed windows.
• En-Suite Shower Room/WC to Master Bedroom	Stairs from Ground to First Floor Landing: Airing cupboard.
• Further Bathroom/WC	Master Bedroom 13'10 + depth of wardrobes x 11'10 (4.22m + depth of wardrobes x 3.61m) Radiator. Carpet. Built in wardrobe. Double glazed window.
• Landscaped Rear Garden	En-Suite Shower Room/WC Shower cubicle with wall mounted power shower. Pedestal wash hand basin with mixer tap. Low level WC. Shaver point. Radiator. Tiled flooring. Part tiled walls. Frosted double glazed window.
• Driveway & Garage	Bedroom 3 16'02 x 10'01 max (4.93m x 3.07m max) Carpet. Double glazed window to rear aspect.
	Bathroom/WC Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin with mixer tap. Low level WC. Part tiled walls. Tiled flooring. Radiator. Frosted double glazed window.
	Stairs from First to Second Floor
	Bedroom 2 16'0 x 13'0 max (4.88m x 3.96m max) Radiator. Carpet. Double glazed window to front aspect.
	Bedroom 4 13'0 x 9'09 (3.96m x 2.97m) Radiator. Carpet. Double glazed window to rear aspect.
	Outside There are attractive and secluded rear gardens which have been landscaped and feature planted borders and areas of lawn and patio. Fruit trees are of a particular feature and there is gated side access. A water tap is included.

Parking
There is a driveway to the side for two/tree vehicles that leads to a garage.
Garage
18'11 x 9'03 (5.77m x 2.82m) Up and over door, electric light and power supply with door to garden.
AGENTS NOTE:
There is an annual estate rent charge to Sovereign Harbour of £345.60. There is an annual Henley Park residents charge of £302.96.
COUNCIL TAX BAND = E

