

3 Anchorage Way,
Eastbourne, BN23 5BE

Freehold

£425,000



3/4 Bedroom 2 Reception 2 Bathroom



TOWN PROPERTY www.town-property.com info@town-property.com [01323 412200](tel: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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This attractive McLeans built house is located in Anchorage Way on Eastbourne's exciting North marina development just yards from the beach and historic Martello Tower. Arranged with three/four bedrooms this versatile property has one/two receptions with the converted garage providing use as a family room/study/bedroom 4 or annexe style usage. The property is notable for its immaculate presentation throughout boasts a ground floor cloakroom, well equipped kitchen/breakfast room with utility area and a family bathroom/wc. In addition, there are en suite facilities to the master bedroom and the landscaped rear garden is secluded and enjoys a westerly aspect with raised borders and artificial grass. To the front the block paved driveway provides ample off street parking. The waterfront cafes and restaurants, Crumbles shopping complex and Pevensey Bay Village are also within close walking distance whilst the town centre is approximately three miles distant.

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Main Features

- CHAIN FREE Detached House
- 3/4 Bedrooms
- Cloakroom
- Study/Studio/Bedroom 4
- Sitting/Dining Room
- Kitchen/Breakfast Room
- En-Suite Shower Room/WC
- Bathroom/WC
- Landscaped Garden
- Driveway With Off Street Parking

Entrance
Composite double glazed door to-
Entrance Hallway
Radiator.

Cloakroom
Low level WC. Pedestal wash hand basin. Radiator.

Study/Studio/Bedroom 4
13'3 x 8'2 (4.04m x 2.49m)
Carpet. Fitted wardrobes/storage. Double glazed window to front aspect.

Sitting/Dining Room
20'3 x 9'11 (6.17m x 3.02m)
Radiator. Carpet. Double glazed window and double glazed double doors to rear.

Kitchen/Breakfast Room & Utility Area
17'10 x 7'10 (5.44m x 2.39m)
Range of glossed white units comprising single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards under. Inset four ring electric hob and electric oven under. Inset dishwasher and fridge freezer. Further appliance space and plumbing for refrigerator and washing machine. Range of wall mounted units and wall mounted gas boiler. Tiled flooring. Double glazed door to rear.

Stairs from Ground to First Floor Landing:
Radiator. Airing cupboard. Access to loft (not inspected). Double glazed window to side aspect.

Master Bedroom
11'11 x 10'2 (3.63m x 3.10m)
Radiator. Built in wardrobe. Carpet. Double glazed window to rear aspect.

En-Suite Shower Room/WC
Shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap. Radiator. Fully tiled walls. Frosted double glazed window.

Bedroom 2
11'3 x 11'0 (3.43m x 3.35m)
Radiator. Built in wardrobe. Carpet. Double glazed window to front aspect.

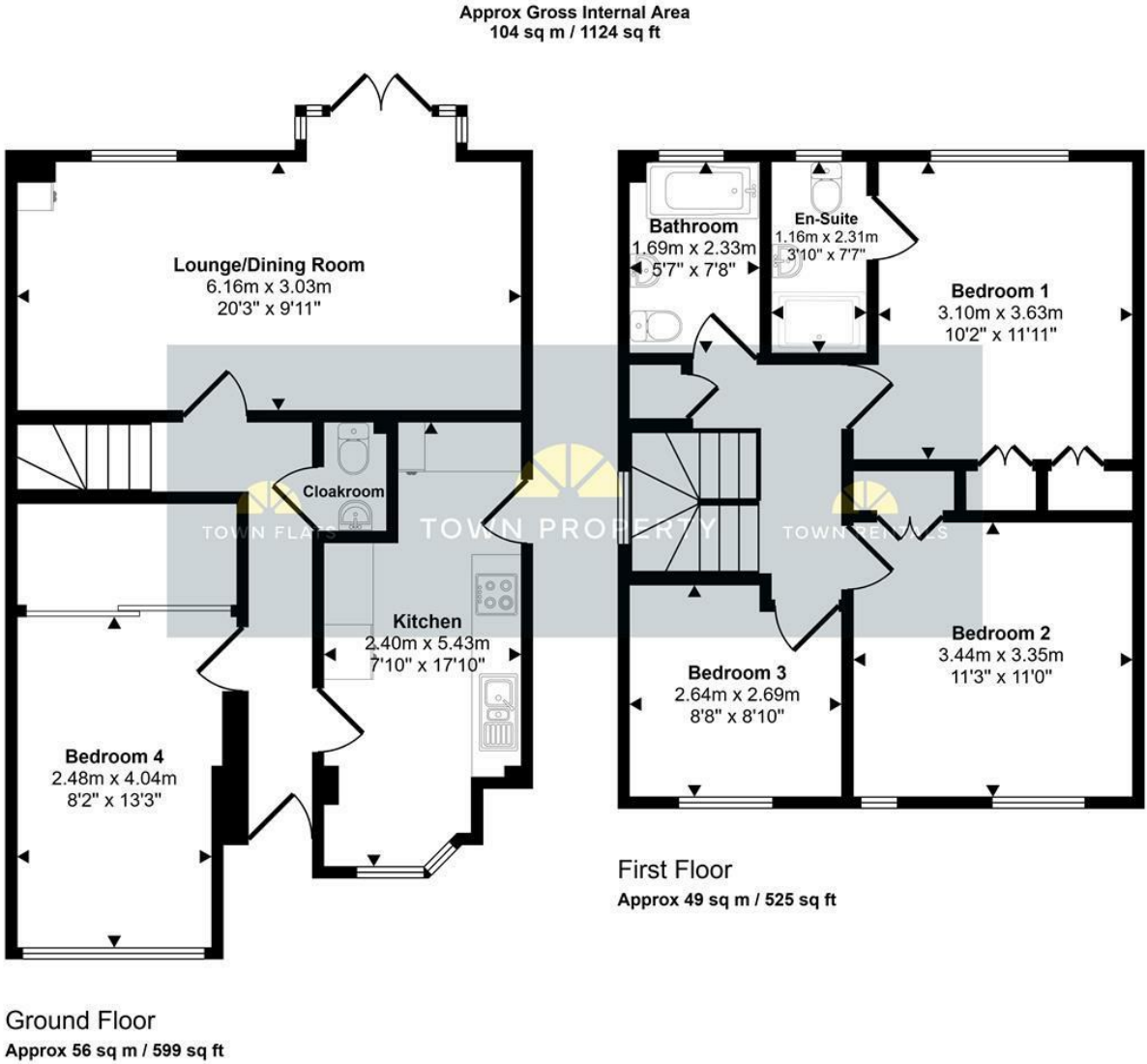
Bedroom 3
8'10 x 8'8 (2.69m x 2.64m)
Radiator. Carpet. Double glazed window to front aspect.

Bathroom/WC
Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin with mixer tap. Low level WC. Fully tiled walls. Radiator. Frosted double glazed window.

Outside
The rear garden is secluded and enjoys a westerly aspect with raised borders and artificial grass.

Parking
A driveway to the front provides ample off street parking.

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.