

15 San Diego Way,
Eastbourne, BN23 5BG

Freehold

£430,000



4 Bedroom 1/2 Reception 2 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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Located just yards from the stunning beaches and historic Martello Tower, this elegant four bedroom townhouse is in the 'Chatsworth Strand' development within Eastbourne's exciting marina. This end of terrace property has a large conservatory that adjoins the kitchen/dining room and the garage has also been partly converted to create a useful utility room. Benefits include a cloakroom, a first floor sitting room with Juliette balconies and En Suite facilities in addition to the family bathroom/wc. A driveway to the front provides parking and leads to the remaining garage. An EV charger is also included. To the rear, the garden has been landscaped with areas of patio and decking.

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Main Features	Entrance Double glazed composite front door to-
• Elegant 3 Storey Townhouse	Hallway Radiator. Carpet. Understairs cupboard. Double glazed window to side aspect.
• 4 Bedrooms	Cloakroom Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Tiled flooring. Frosted double glazed window.
• Ground Floor Cloakroom	Utility Room 8'8 x 7'10 (2.64m x 2.39m) Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Inset four ring electric hob with oven under and extractor over. Space for American style fridge freezer. Integrated dishwasher and washing machine. Range of wall mounted units. Concealed wall mounted gas boiler. Radiator. Tiled flooring. Wood laminate flooring. Double glazed window to rear aspect. Double glazed doors to-
• Utility Room	
• Kitchen/Dining Room	
• Conservatory	
• Sitting Room with Twin Juliette Balconies	Double Glazed Conservatory 14'2 x 12'0 (4.32m x 3.66m) Engineered oak flooring. Wall mounted electric heater. Double glazed windows. Double glazed double doors to garden.
• En Suite Shower Room/WC & Family Bathroom/WC	Stairs from Ground to First Floor Landing Radiator.
• Allocated Parking Space	Sitting Room 16'5 x 14'11 (5.00m x 4.55m) Two radiators. Carpet. Twin double glazed double doors with Juliette balconies.
• Remaining Garage Including EV Charger	Master Bedroom 12'11 x 11'4 (3.94m x 3.45m) Radiator. Carpet. Fitted wardrobes. Double glazed window to rear aspect. Door to- En Suite Shower Room/WC Oversize shower cubicle with wall mounted shower. Wash hand basin with mixer tap and vanity unit below. Low level WC. Heated towel rail. Shaver point. Part tiled walls. Frosted double glazed window. Stairs from First to Second Floor Landing Airing cupboard. Double glazed window to side aspect. Bedroom 2 14'1 x 10'1 (4.29m x 3.07m) Radiator. Carpet. Access to loft (not inspected). Double glazed window to rear aspect. Bedroom 3 13'9 x 8'10 (4.19m x 2.69m) Radiator. Carpet. Double glazed window to front aspect. Bedroom 4 10'11 x 7'1 (3.33m x 2.16m) Radiator. Carpet. Built in wardrobe. Double glazed window to front aspect. Bathroom/WC Panelled bath with mixer tap, handheld shower attachment, shower screen and wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Shaver point. Heated towel rail. Tiled flooring. Part tiled walls. Frosted double glazed window. Outside The landscaped rear garden is laid to artificial lawn and decking and has gated side access.

Parking
A driveway compliments the remaining garage and an EV charger is also provided.

Remaining Garage

COUNCIL TAX BAND = E

EPC = C

AGENTS NOTE:
Harbour Maintenance Charge: TBC

