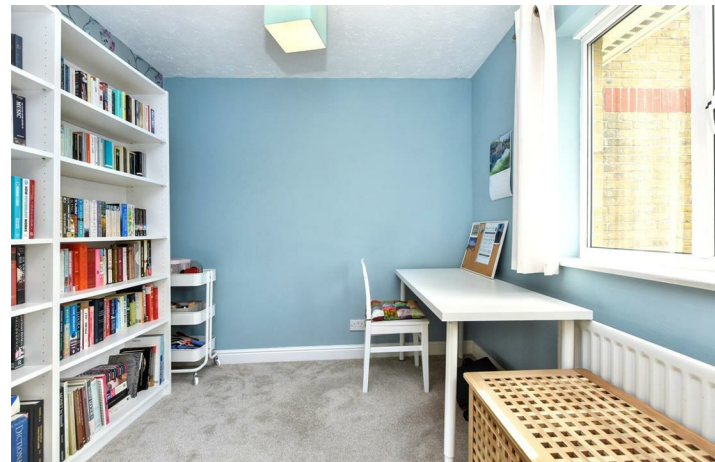


16 Key West,
Eastbourne, BN23 5TD

Freehold

£350,000



3 Bedroom 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.



TOWN PROPERTY



01323 412200

Freehold

3 Bedroom 2 Reception 2 Bathroom

£350,000



16 Key West, Eastbourne, BN23 5TD

Forming part of the exclusive marina development, this well presented townhouse has three bedrooms and is within close walking distance of the moorings of 'Little Venice' and the beachfront. Being sold CHAIN FREE, the property boasts a first floor sitting room with adjoining balcony and has both En Suite facilities and a family bathroom/wc. The fitted kitchen opens onto a pleasant garden/dining room which itself opens onto the secluded and Southerly facing rear garden. Further benefits include a cloakroom, single garage and further parking in front of it. The Haven School, excellent bus links into town and the marina cafes and restaurants are also close by.

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16 Key West, Eastbourne, BN23 5TD

£350,000

Main Features

- Marina Townhouse
- 3 Bedrooms
- Ground Floor Cloakroom
- Garden/Dining Room
- Kitchen
- Sitting Room with Balcony
- En Suite Shower Room/WC & Family Bathroom/WC
- Southerly Facing Rear Garden
- Off Road Parking & Garage
- CHAIN FREE

Entrance
Frosted double glazed door to-

Hallway
Radiator. Understairs cupboard. Tiled flooring.

Cloakroom
Low level WC. Wash hand basin. Heated towel rail. Tiled flooring. Fully tiled walls. Frosted double glazed window.

Dining/Garden Room
10'0 x 9'9 (3.05m x 2.97m)
Radiator. Tiled flooring. Double glazed double doors to garden.

Kitchen
9'10 x 9'4 (3.00m x 2.84m)
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 gas hob with concealed extractor above. Eye level oven and grill. Space for fridge freezer. Space and plumbing for washing machine and dishwasher. Range of wall mounted units and wall mounted boiler. Tiled flooring. Double glazed window to front aspect.

Stairs from Ground to First Floor Landing
Radiator. Double glazed window to rear aspect.

Sitting Room
16'5 x 10'2 (5.00m x 3.10m)
Radiator. Carpet. Double glazed window to front aspect. Double glazed double doors to-

Balcony
Decking and surrounding railings.

Bedroom 2
10'2 x 9'6 (3.10m x 2.90m)
Radiator. Carpet. Built in wardrobe. Double glazed window to rear aspect.

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

Master Bedroom
10'2 x 9'6 (3.10m x 2.90m)
Carpet. Radiator. Triple built in wardrobe. Double glazed window to front aspect with views towards the Marina.

En Suite Shower Room/WC
Shower cubicle with wall mounted shower. Low level WC. Pedestal wash hand basin. Heated towel rail. Part tiled walls. Frosted double glazed window.

Bedroom 3
10'3 x 8'4 (3.12m x 2.54m)
Radiator. Carpet. Double glazed window to rear aspect.

Bathroom/WC
Panelled bath with mixer tap, shower screen and shower attachment. Pedestal wash hand basin. Low level WC. Radiator. Wood laminate flooring. Part tiled walls.

Outside
The secluded and Southerly facing rear garden is laid to patio and decking and has planted borders, surrounding fencing and direct access to the garage.

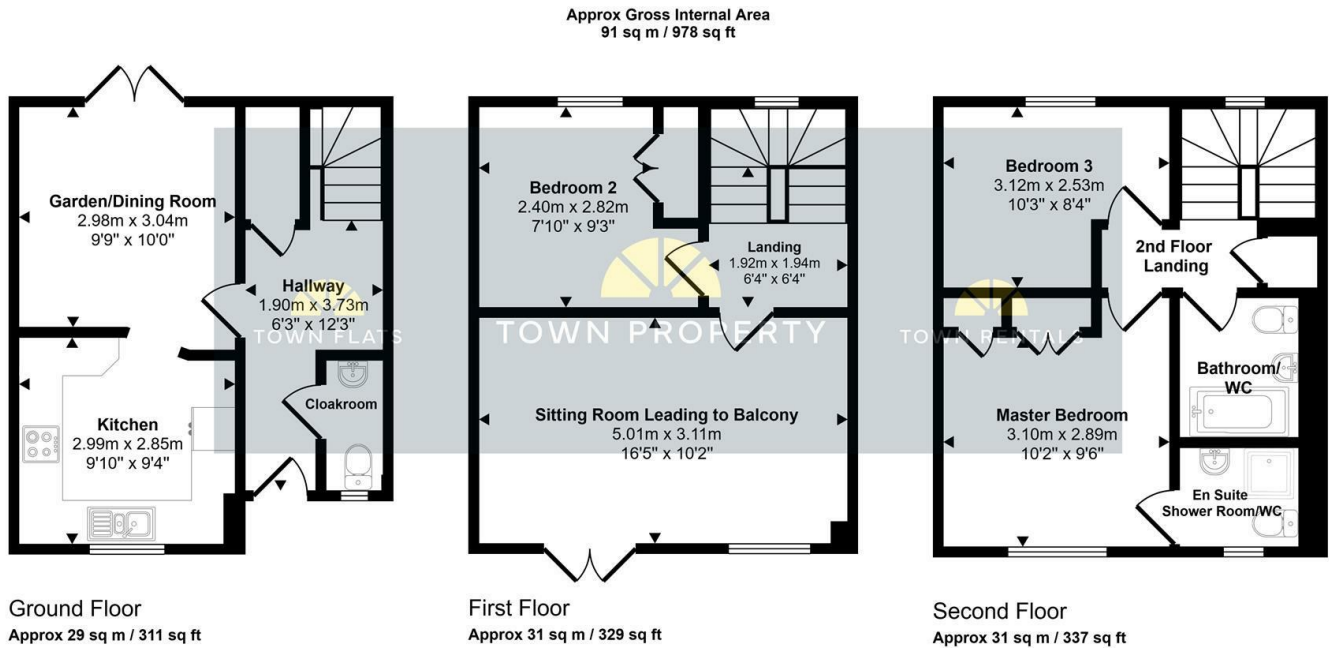
Parking
There is off road parking available in front of the garage.

Garage
16'82 x 9'21 (4.88m x 2.74m)
Up and over door. Light and power.

AGENTS NOTES:
Harbour Management Charge: £190.38 per annum. £95.19 paid half yearly.

COUNCIL TAX BAND = D

EPC = C



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.