



TOWN PROPERTY



01323 412200

Freehold

3 Anguilla Close, Eastbourne, BN23 5TS

£419,950



5 Bedroom 1 Reception 3 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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5 Bedroom 1 Reception 3 Bathroom



3 Anguilla Close, Eastbourne, BN23 5TS

Well positioned within Eastbourne's exciting marina development, this substantial townhouse enjoys sea and harbour views. Decorated throughout to a very high standard, there are five bedrooms including a master bedroom suite which includes a veranda and en suite shower room/wc. The open plan sitting/dining room is a particular feature and this gives access to the rear balcony and garden. In addition, the modern fitted kitchen/dining room has various integrated appliances and a Juliette balcony to the front. There is a useful ground floor shower room/wc and the study/ground floor bedroom 4 also accesses the garden. Further benefits include a family bathroom/wc and there is also an integral garage which is approached via a driveway. Backing onto a footpath which leads around the inner and outer marina, there is easy access to the waterfront cafes and restaurants and The Crumble shopping complex and Haven School are also both close by.

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**3 Anguilla Close, Eastbourne, BN23 5TS****Main Features**

- Terraced Townhouse with Harbour & Sea Views
- 5 Bedrooms
- Open Plan Sitting/Dining Room
- Modern Fitted Kitchen/Breakfast Room
- Ground Floor Shower Room/WC
- Family Bathroom/WC
- En-Suite Shower Room/WC
- Balcony, Veranda & Garden all having Westerly Aspect
- Integral Garage & Driveway
- CHAIN FREE

**Entrance**

Frosted door to -

Entrance Lobby & Archway to-

**Entrance Hallway**

Understairs coat cupboard. Further storage cupboards. Radiator. Door to integral garage.

**Ground Floor Shower Room/WC**

Fully tiled shower cubicle having wall mounted shower. Low level WC. Wall mounted wash hand basin. Tiled walls. Radiator.

**Ground Floor Bedroom 4**

Double glazed window to rear aspect. Double glazed door to rear garden. Radiator.

**Stairs from Ground to First Floor Landing****Open Plan Sitting/Dining Room**

Double glazed window to rear aspect. Solid oak flooring. Radiator. Double glazed double doors to rear Balcony.

**Modern Fitted Kitchen/Breakfast Room**

Range of units comprising bowl and half single drainer sink unit and mixer tap with upstands and surrounding work surfaces having cupboards and drawers under. Inset four ring gas hob and double oven under with back plate and extractor over. Breakfast bar. Space and plumbing for Fridge/Freezer and automatic washing machine, tumble-dryer and slimline dishwasher. Range of wall mounted units. Concealed wall mounted gas boiler. Double glazed double doors to 'Juliette balcony'.

**Stairs from First to Second Floor Landing:**

Airing Cupboard. Radiator.

**Bedroom 2**

Double glazed window to rear aspect having marine water views. Built in wardrobes. Carpets. Radiator.

**Bedroom 3**

Double glazed window to front aspect having sea views. Built in wardrobes. Carpets. Radiator.

**Family Bathroom/WC**

Panelled bath having mixer tap an shower attachment. Pedestal wash hand basin having a mixer tap. Low level WC. Part tiled walls. Tiled floor. Radiator.

**Staircase from Second to Third (Top) Floor****Master Bedroom**

Double glazed window to rear aspect. Built in wardrobes. Radiator. Double glazed double doors to rear veranda having marine water views.

**En-Suite Shower Room/WC**

Suite comprising shower cubicle with wall mounted shower. Pedestal wash hand basin and mixer tap. Low level WC. Radiator. Part tiled walls. Frosted double glazed window.

**Bedroom 5**

Double glazed window to front aspect having sea views. Carpets. Radiator.

**Outside**

There is plenty of outside space with a veranda, balcony and garden all of which enjoy a westerly aspect.

A driveway to the front leads to -

**Integral Garage**

EPC = C

Council Tax Band = F