



2 La Serena Place, Eastbourne, BN23 5AE

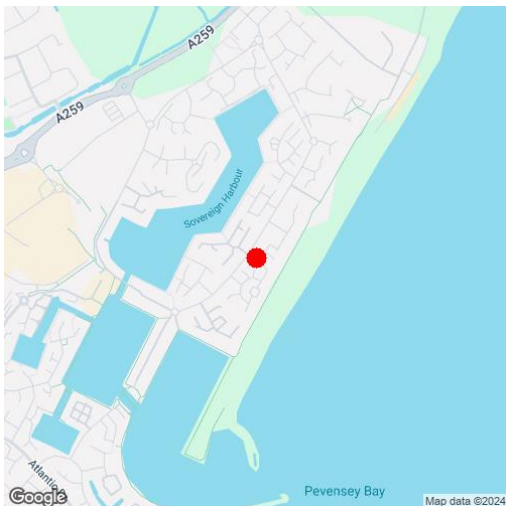
Guide Price £375,000 – £385,000 | Freehold



TOWN CENTRE OFFICE
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GUIDE PRICE £375,000 - £385,000. A beautifully presented three/four bedroom semi-detached townhouse on the popular North Harbour located just a stones throw to the beachfront and a short walk to the many shops, restaurants and cafes the harbour has to offer. This delightful property is positioned within a small quiet square with just a handful of properties and has undergone many improvements by the current owner which include new carpets, newly decorated throughout, new boiler in March 2024 and new double glazing throughout in May 2024. Accommodation is arranged over three floors with the ground floor comprising entrance hall, modern kitchen/diner, bedroom four/office and ground floor wc, stairs rise to the first floor where there is the sitting room with Juliette balcony with angled sea glimpses, bedroom three and main family bathroom, stairs lead to the second floor landing where there is the main bedroom with en-suite shower room and bedroom two. The property benefits from a single garage with power, light and parking space in front and there is a secluded rear garden with area of lawn and patio.





At a Glance:

- Three/four bedroom semi-detached townhouse
- Popular North harbour
- Beautifully presented throughout
- Modern kitchen/diner
- Bathroom, en-suite shower room and downstairs wc
- Sitting room with Juliette balcony and angled sea view
- Secluded rear garden
- New double glazing May 2024
- New boiler March 2024
- Close to beachfront



Accommodation:

ENTRANCE HALL

KITCHEN/DINER

14'6" (4.42m) x 12'11" (3.94m)

BEDROOM FOUR/OFFICE

12'3" (3.73m) x 7'1" (2.16m)

WC

FIRST FLOOR LANDING

SITTING ROOM

14'5" (4.39m) x 12'2" (3.71m) With Juliette balcony and angled sea glimpses

BEDROOM THREE

9'10" (3m) x 8'2" (2.49m)

BATHROOM

SECOND FLOOR LANDING

BEDROOM ONE

12'6" (3.81m) x 11'2" (3.4m)

EN-SUITE BATH/SHOWER ROOM

BEDROOM TWO

12'6" (3.81m) x 11'2" (3.4m)

FRONT AND REAR GARDENS

GARAGE

With power, light and parking space in front

EPC

C

COUNCIL TAX

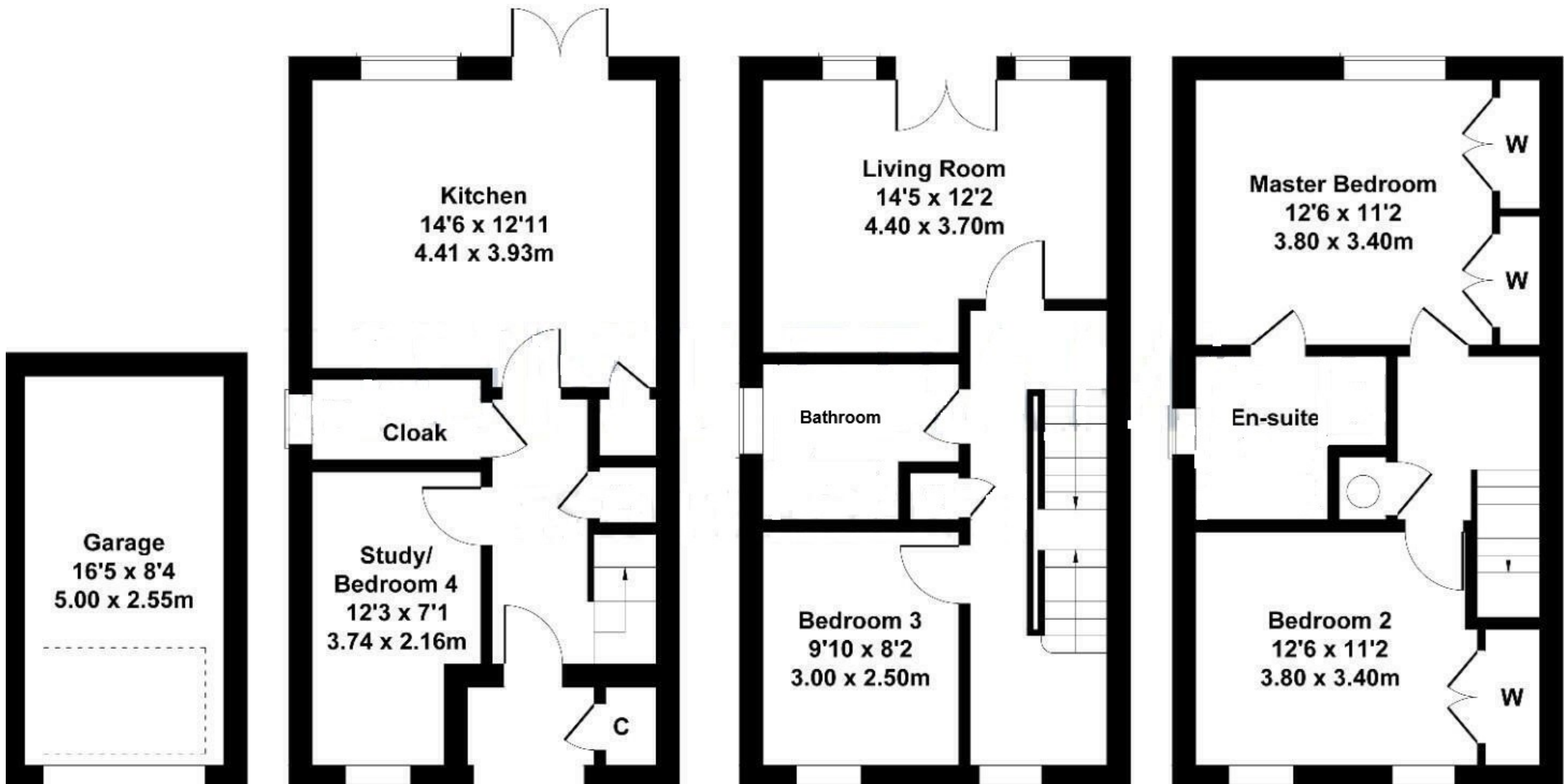
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HARBOUR CHARGE

Approximately £206 a year

2 La Serena Place

Approximate Gross Internal Area
1367 sq ft - 127 sq m



Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

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