



**Admiralty Court Admiralty Way, Eastbourne BN23 5PW**



**welcome to**

**Admiralty Court Admiralty Way, Eastbourne**

Two-bedroom seafront apartment with a large southeast-facing balcony, sea views, and a secure covered carport. Features include a bright living room, modern kitchen with integrated appliances, two double bedrooms (one en suite), ample storage, and lift access.





**Entrance Hall**

**Lounge**

18' 9" x 11' 6" ( 5.71m x 3.51m )

**Balcony**

**Kitchen**

14' 1" x 11' 11" ( 4.29m x 3.63m )

**Bedroom One**

15' 2" x 11' 10" ( 4.62m x 3.61m )

**En-Suite**

**Bedroom Two**

10' 8" x 10' 1" ( 3.25m x 3.07m )

**Bathroom**

**Allocated Parking**

**Entry**

**Total floor area 80.3 m<sup>2</sup> (864 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Admiralty Court Admiralty Way, Eastbourne

- Leasehold - 103 years remaining
- Stunning direct sea views and views of the South Downs
- Southeast-facing balcony with room for seating
- Two double bedrooms with fitted wardrobes
- En suite shower room to principal bedroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 2690.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over **£290,000**



Please note the marker reflects the  
postcode not the actual property

view this property online [fox-and-sons.co.uk/Property/LGL111508](https://fox-and-sons.co.uk/Property/LGL111508)



Property Ref:  
LGL111508 - 0008

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