TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 1 Reception | 3 Bathroom

Guide Price
£330,000 - £350,000









24 Phoenix Drive, Eastbourne, BN23 5PG

*** GUIDE PRICE £330,000 - £350,000 ***
This attractive waterfront townhouse is set within the desirable North Harbour development and offers generous, versatile accommodation arranged over multiple levels. The property features three well proportioned bedrooms, two of which benefit from En-Suite shower rooms, large attic space, a further family bathroom and a separate WC. A spacious kitchen/dining room provides an excellent social space, while the first floor lounge enjoys double doors opening onto a private balcony with direct harbour views. The house is double glazed, has gas central heating and is being sold chain free, presenting a fantastic opportunity for a smooth purchase. While the property would benefit from a little updating, it offers immense potential to create a truly impressive home in a prime waterside setting. To the front there is a car port providing off road parking and the overall layout makes the most of both space and outlook. With its sought after location, flexible living space and stunning harbour views, this townhouse represents an exciting opportunity for buyers looking to add value and personalise a home in North Harbour.

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Main Features

- Attractive Waterfront Townhouse
- 3 Bedrooms
- Lounge with Balcony
- Kitchen/Dining Room
- First Floor WC
- Two En Suite Shower Room/WC
- Family Bathroom/WC
- Enclosed Rear Garden
- Car Port & Secure Storage Area
- CHAIN FREE

Entrance
Double glazed front door to-

Hallway
Radiator. Stairs to first floor.

Bedroom 2
10'2 x 9'5 (3.10m x 2.87m)
Radiator. Fitted wardrobe. Double glazed window and door to rear. Door to-

En Suite Shower Room/WC
Shower cubicle. Low level WC. Wash hand basin with mixer tap. Radiator. Part tiled walls. Extractor fan.

Stairs from Ground to First Floor Landing
Radiator.

WC
Low level WC. Wash hand basin with mixer tap. Radiator. Extractor fan.

Lounge
12'9 x 11'2 (3.89m x 3.40m)
Radiator. Double glazed balcony doors to rear aspect with views overlooking the harbour.

Kitchen/Dining Room
13'5 x 12'9 (4.09m x 3.89m)
Fitted range of wall and base units, surrounding worktops with inset one and a half bowl sink unit and mixer tap. Gas hob with extractor above. Eye level double oven. Integrated dishwasher and washing machine. Breakfast bar. Part tiled walls. Double glazed window to front aspect.

Stairs from First to Second Floor Landing
Radiator. Double storage cupboard. Loft access (not inspected).

Bedroom 1
11'3 x 9'4 (3.43m x 2.84m)
Two fitted wardrobes. Radiator. Double glazed window to rear aspect. Door to-

En Suite Shower Room/WC
Shower cubicle. Low level WC. Wash hand basin with mixer tap. Radiator. Extractor fan.

Bedroom 3
13'3 x 7'1 (4.04m x 2.16m)
Radiator. Built in wardrobe. Double glazed window to front aspect.

Bathroom/WC
Panelled bath with mixer tap and handheld shower attachment. Low level WC. Wash hand basin with mixer tap. Radiator. Extractor fan. Part tiled walls. Frosted double glazed window.

Outside
The enclosed rear garden backs directly onto the Waterfront.

Parking
15'8 x 13'1 (4.78m x 3.99m)
There is a car port with parking for one vehicle. There is an electric roller door which provides access to a secure storage area.

EPC = C

COUNCIL TAX BAND = E

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.