

55 Barbuda Quay,  
Eastbourne, BN23 5SX

Freehold

£425,000



4/5 Bedroom 1/2 Reception 3 Bathroom



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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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A substantial and versatile four/five bedroom townhouse, beautifully arranged over four spacious floors and ideally positioned within the sought after Harbour development, moments from the seafront, marina and vibrant waterfront restaurants. The property has undergone extensive redecorations including designer paints plus new flooring with high quality laminate and carpeted stairs. Offering exceptionally flexible accommodation perfectly suited to modern family living, the property features a ground floor study/fifth bedroom with direct access onto the garden, ideal for those working from home, guests or multi-generational living. The generous living spaces are complemented by excellent practicality throughout, including a ground floor shower room, first floor cloakroom, second floor family bathroom and a top floor en-suite, ensuring every level benefits from its own facilities. The impressive principal suite provides a wonderful retreat, complete with a private balcony where sea views can be enjoyed, a dressing area and stylish en-suite bathroom. Outside, the property also benefits from a driveway and integral garage, adding valuable parking and storage. Situated within easy reach of scenic harbour walks, the beach and the lively marina atmosphere, this exceptional townhouse combines spacious contemporary living with an enviable coastal lifestyle.

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## Main Features

- Impressive Four/Five Bedroom Townhouse Arranged Over Four Floors
- Situated Within The Sought-After Harbour Development
- Versatile Ground Floor Study/Fifth Bedroom With Garden Access
- Private Balcony With Sea Views, Dressing Area And En-Suite To The Master Bedroom
- Ground Floor Shower Room, First Floor WC And Family Bathroom
- Integral Garage And Private Driveway
- Flexible Accommodation Ideal For Modern Family Living
- Moments From The Marina, Seafront And Harbour Restaurants
- Close To Scenic Coastal Walks And Waterfront Amenities
- New Flooring & Recently Re-Decorated Throughout

Entrance  
Front door to-

Hallway  
Radiator. Understairs cupboard. Additional cupboard.

Study/Home Office (Former Garage)  
14'5 x 7'5 (4.39m x 2.26m)  
Light and power.

Recently Refitted Shower Room/WC  
Shower cubicle. Low level WC. Wash hand basin with mixer tap and vanity unit below. Heated towel rail. Extractor fan.

Office/Bedroom 5  
14'8 x 8'0 (4.47m x 2.44m)  
Radiator. Double glazed window to rear aspect. Double glazed patio doors to garden.

Stairs from Ground to First Floor Landing  
Radiator.

Kitchen/Breakfast Room  
14'9 x 9'8 (4.50m x 2.95m)  
Fitted range of wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Gas hob with electric oven under and extractor over. Integrated fridge freezer and dishwasher. Space and plumbing for washing machine. Boiler. Double glazed window to front aspect. Double glazed patio doors to Juliette balcony.

Cloakroom  
Low level WC. Wash hand basin. Radiator. Extractor fan.

Sitting Room/Dining Room  
16'8 x 14'11 (5.08m x 4.55m)  
Radiator. Electric fireplace. Separate dining area. Double glazed window to rear. Double glazed patio doors to Juliette balcony.

Stairs from First to Second Floor Landing  
Airing cupboard.

Bedroom 2  
14'7 x 11'2 (4.45m x 3.40m)  
Radiator. Built in wardrobe. Two double glazed windows to rear aspect.

Bedroom 3  
14'6 x 10'2 (4.42m x 3.10m)  
Radiator. Two double glazed windows to front aspect.

Bathroom/WC  
Panelled bath with mixer tap, shower attachment and shower screen. Low level WC. Pedestal wash hand basin. Radiator. Extractor fan.

Stairs From Second to Third Floor Landing  
Loft access (not inspected).

Bedroom 4  
9'9 x 8'6 (2.97m x 2.59m)  
Radiator. Double glazed window to rear aspect.

Master Bedroom  
14'9 x 10'6 (4.50m x 3.20m)  
Radiator. Built in wardrobe with dressing area. Double glazed patio doors to terrace. Door to-

En Suite Bathroom/WC  
Panelled bath. Low level WC. Pedestal wash hand basin. Radiator. Extractor fan.

## Outside

There is a courtyard style patio garden to the rear that has fenced boundaries.

## Parking

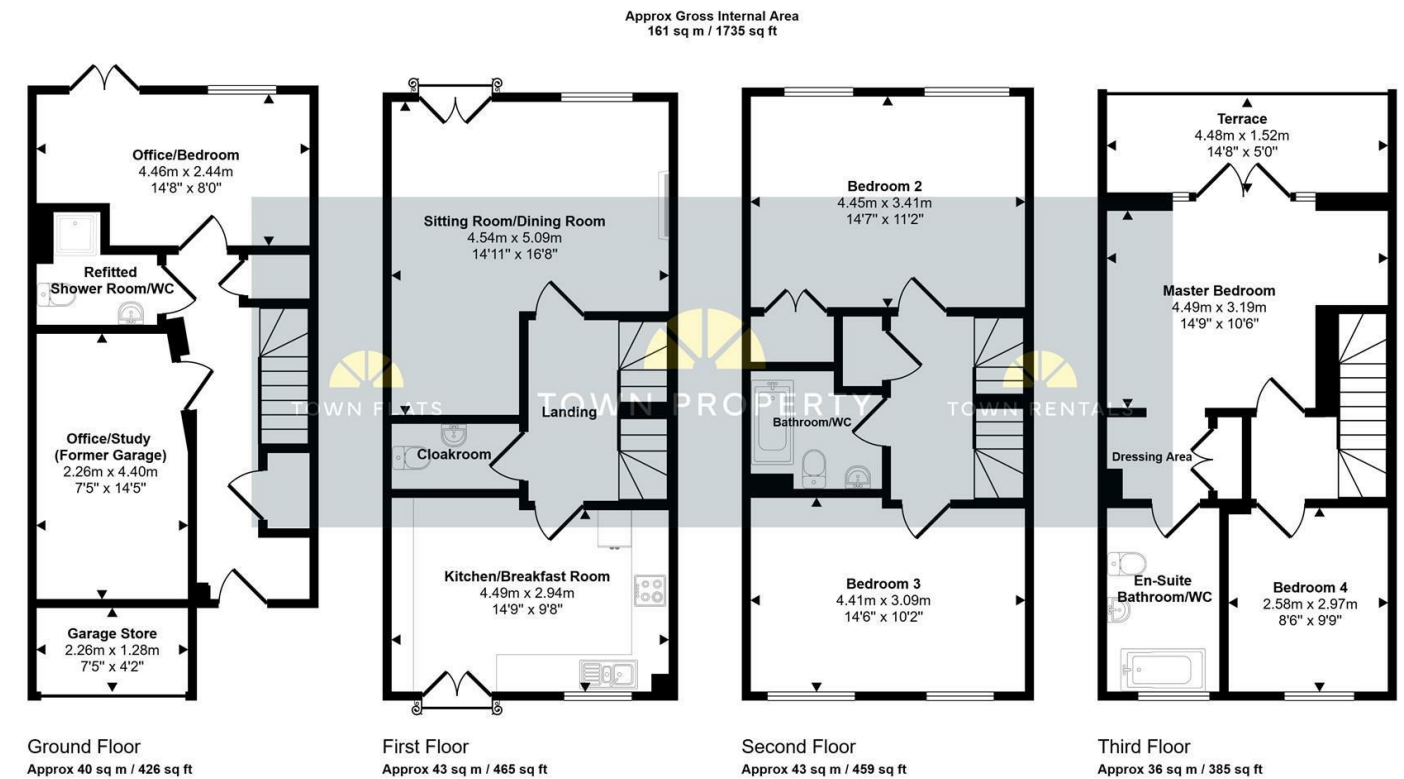
A driveway to the front provides off road parking and access to the-

## Remaining Garage Store

7'5 x 4'2 (2.26m x 1.27m)

EPC = C

COUNCIL TAX BAND = E



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.

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