



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



2 Bathroom

Guide Price
£350,000 - £375,000



9 Admiralty Way, Eastbourne, BN23 5PP

*** GUIDE PRICE £350,000 - £375,000 ***

Situated just a stone's throw from the beach, this rarely available three bedroom link detached house occupies a highly sought after position within Sovereign Harbour North, offering the perfect balance of coastal living and everyday convenience. Arranged over two floors, the property provides well proportioned accommodation comprising a welcoming living room, a spacious kitchen/dining room ideal for both family life and entertaining and a convenient ground floor cloakroom/WC. Upstairs, there are three generous bedrooms, with the principal bedroom benefiting from an En-suite shower room, in addition to the family bathroom. A particular feature of the property is the larger than average rear garden, providing an excellent space for outdoor entertaining, family enjoyment or simply relaxing in the warmer months. The property is ideally located within easy walking distance of the beach, whilst the vibrant Sovereign Harbour Marina, with its excellent selection of cafés, restaurants, shops and leisure facilities, is also close by. Well regarded schools, local amenities and transport links are all within easy reach, making this an ideal home for families, professionals or those seeking a lifestyle by the coast. Homes in this location rarely become available and this represents an excellent opportunity to acquire a well presented home in one of Eastbourne's most desirable coastal settings. An early viewing is highly recommended.



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Eastbourne, BN23 5PP

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Main Features

- Detached House
- 3 Bedrooms
- Lounge
- Ground Floor Cloakroom
- Kitchen/Dining Room
- En Suite Shower Room/WC
- Family Bathroom/WC
- Landscaped Rear Garden
- Driveway & Garage

Entrance
Recessed front door to-

Hallway
Radiator. Understairs cupboard. Door to garage. Double glazed window to side aspect.

Lounge
14'1 x 11'4 (4.29m x 3.45m)
Radiator. Double glazed window to front aspect with shutters.

Kitchen/Dining Room
15'9 x 10'6 (4.80m x 3.20m)
Fitted range of wall and base units, surrounding oak worktops with butlers sink and mixer tap. Gas hob with electric oven under and extractor over. Space and plumbing for washing machine and dishwasher. Space for upright fridge freezer. Tiled splashbacks. Breakfast bar. Cupboard housing boiler. Radiator. Double glazed window with shutters to rear aspect. Double glazed patio doors with shutters to garden.

Ground Floor Cloakroom
Low level WC. Wash hand basin. Extractor fan. Part tiled walls.

Stairs from Ground to First Floor Landing
Airing cupboard. Loft access (not inspected).

Bedroom 1
15'3 x 8'10 (4.65m x 2.69m)
Radiator. Built in wardrobe. Double glazed window to front aspect. Door to-

En Suite Shower Room/WC
Shower cubicle. Low level WC. Pedestal wash hand basin. Part tiled walls. Tiled flooring. Radiator. Double glazed window.

Bedroom 2
10'8 x 8'8 (3.25m x 2.64m)
Radiator. Built in wardrobe. Double glazed window to rear aspect.

Bedroom 3
11'2 x 6'6 (3.40m x 1.98m)
Radiator. Double glazed window to front aspect.

Bathroom/WC
Panelled bath with mixer tap, shower attachment and shower screen. Low level WC. Pedestal wash hand basin. Part tiled walls. Radiator. Double glazed window.

Outside
The rear garden is laid to artificial lawn with areas of patio and decking. The garden has a shed and there is a summerhouse with light and power. Access to the-

Garage
17'3 x 8'10 (5.26m x 2.69m)
Light and power. Door to garden.

AGENTS NOTE:
There is a harbour charge of approximately £400 per annum.
There is a development fee of approximately £130 per annum.

COUNCIL TAX BAND = D

EPC = C