



5 Campbell Mews, Eastbourne, BN23 5AH

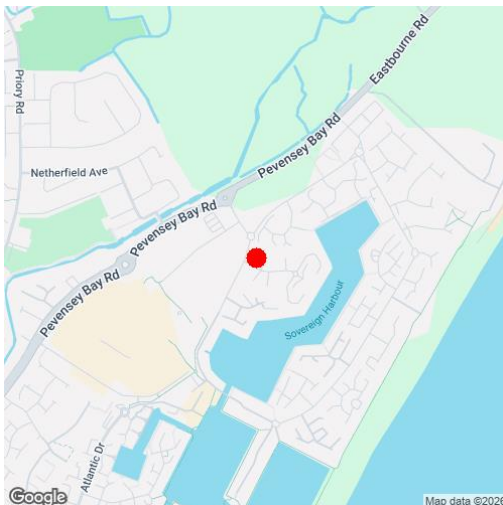
Price £410,000 | Freehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

**Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £410,000.** An opportunity to acquire this spacious and well presented three/four bedroom townhouse within the exclusive Henley Park development located on Eastbourne's popular and sought after North Harbour.. This delightful home is offered to the market chain free and boasts accommodation arranged across three floors which comprises on the ground floor: an entrance hall, large kitchen/dining room with adjoining utility room, office/bedroom four and a ground floor wc. Stairs rise to the first floor landing which has a range of built in cupboards plus airing cupboard, the sitting room is positioned at the front of the house and overlooks an open green with stunning views towards the South Downs in the distance, there is also a balcony located off the sitting room. Bedroom two is on this floor and benefits from a well appointed en-suite bathroom and wc. Stairs lead to the top floor landing where the main bedroom and third bedroom are located, both of which boast en-suite shower rooms, the main bedroom also has a dressing area with built in wardrobes. The property enjoys the convenience of a garage and off road parking at the rear of the property and a unique benefit of this house is that there are no harbour or sea defence charges which is unlike any other property locally. The many shops, cafes and amenities that the harbour and nearby crumbles retail park has to offer, are just a short walk away. An internal viewing is highly recommend to appreciate the many merits this fine property has to offer.





### At a Glance:

- 3/4 bedroom townhouse
- Exclusive Henley Park development on Eastbourne's North Harbour
- Immediate 'exchange of contracts' available
- Being sold via 'Secure Sale' t
- Three en-suites
- Sitting room with balcony and distant views towards the South Downs
- Spacious kitchen / dining room with utility room
- Garage and off road parking
- Gas central heating
- Office/bedroom 4

### Accommodation:

#### ENTRANCE HALL

#### KITCHEN / DINING ROOM

16'9" (5.11m) x 11'2" (3.4m)

#### UTILITY ROOM

#### OFFICE / BEDROOM 4

10'2" (3.1m) x 10'2" (3.1m)

#### WC

#### FIRST FLOOR LANDING

#### SITTING ROOM

15'1" (4.6m) x 10'0" (3.05m)

#### BALCONY

#### BEDROOM 2

11'2" (3.4m) x 10'4" (3.15m)

#### EN-SUITE BATHROOM

#### SECOND FLOOR LANDING

#### BEDROOM 1

15'11" (4.85m) x 10'2" (3.1m)

#### DRESSING AREA

#### EN-SUITE SHOWER ROOM

#### BEDROOM 3

11'2" (3.4m) x 7'11" (2.41m)

#### EN-SUITE SHOWER ROOM

#### OUTSIDE:

#### FRONT & REAR GARDENS

#### GARAGE

#### OFF ROAD PARKING IN FRONT

#### COUNCIL TAX:

Band 'E'

#### EPC:

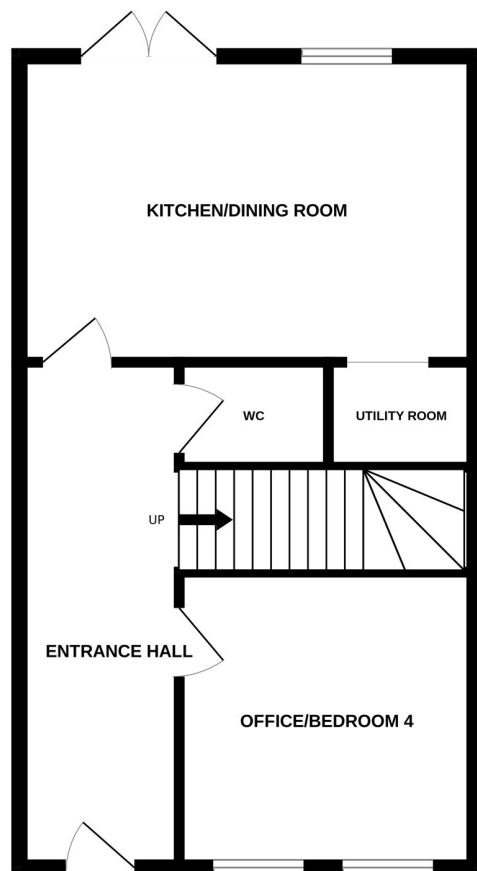
'C'

#### HENLEY PARK ESTATE CHARGE

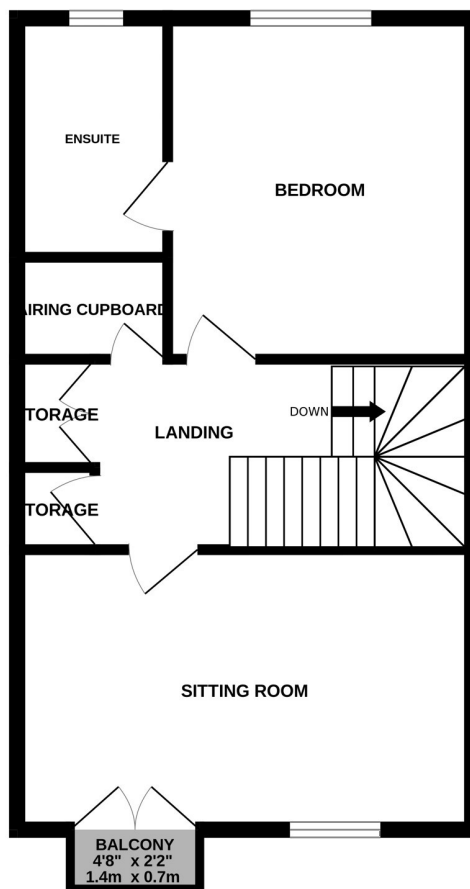
Approx £410 annually



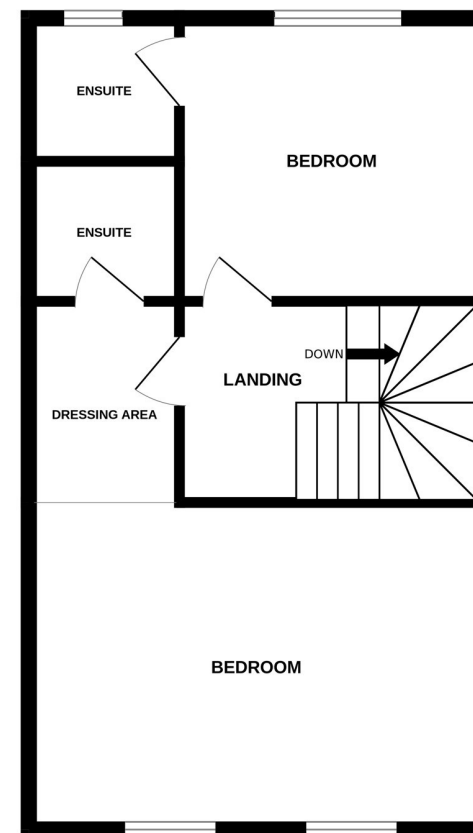
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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.

**LS Leaper Stanbrook**

5 Gildredge Road, Eastbourne BN21 4RB  
**01323 416716**

28 Meads Street, Eastbourne BN20 7QY  
**01323 737962**

[www.leaperstanbrook.co.uk](http://www.leaperstanbrook.co.uk) website

[sales@leaperstanbrook.co.uk](mailto:sales@leaperstanbrook.co.uk) email