



16 Silver Strand East, BN23 5NN
Offers In Excess Of £495,000

EMSLIE &
TARRANT

16 Silver Strand East, Eastbourne, BN23 5NN

FORMING PART OF THE HIGHLY SOUGHT AFTER SILVER WHARF GATED DEVELOPMENT WITHIN SOVEREIGN HARBOUR NORTH – A SUPERBLY APPOINTED AND REMARKABLY SPACIOUS THREE BEDROOM WATERFRONT TOWN HOUSE ENJOYING DIRECT VIEWS OVER THE PONTOONS AND YACHTS OF THE NORTH HARBOUR.

Arranged over three floors, the property provides exceptionally versatile accommodation with the ground floor offering a generous reception hall and a third double bedroom or additional reception room, complete with ensuite shower room and direct access onto a private terrace overlooking the harbour.

The first floor provides an impressive open plan living space extending to approximately 33' in length, incorporating spacious sitting and dining areas together with a well-appointed fitted kitchen with a comprehensive range of integrated appliances. The sitting area enjoys direct harbour views and a Juliet style balcony, whilst a cloakroom/WC completes this floor.

The second floor provides a superb principal bedroom suite with dressing area and ensuite shower room, enjoying outstanding views directly over the harbour and towards the Downs. The second double bedroom also benefits from built in wardrobes and an ensuite bathroom. Further features include gas fired central heating, double glazing, an integral garage and generous brick-paved driveway providing excellent off-road parking for several vehicles.

An internal inspection is highly recommended to appreciate the exceptional proportions, position and views this property provides.



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Accommodation Comprises
Reception Hall

Bedroom 3 / Additional Reception Room – 12'4 x 12'1 (3.76m x 3.68m)

Ensuite Shower Room/WC

Part Covered Terrace – accessed from Bedroom 3

First Floor Landing

Cloakroom/WC

Open Plan Reception Room & Kitchen – 33' overall

Sitting Area – 16'2 x 12'3 (4.93m x 3.73m)

Dining Area – approximately 12' x 9'8 (3.66m x 2.95m)

Kitchen Area – 12'2 x 8'10 (3.71m x 2.69m)

Second Floor Landing

Principal Bedroom Suite – 16'2 x 13'2 (4.93m x 4.01m)

Dressing Area – 4'10 x 4'8 (1.47m x 1.42m)

Ensuite Shower Room/WC

Bedroom 2 – 15'4 x 9'5 (4.67m x 2.87m)

Ensuite Bathroom/WC

OUTSIDE

Driveway

Integral Garage 16'1 x 9'8 (4.90m x 2.95m).

AGENTS NOTES

Service Charge: £642.85 per annum (charge stated up to 28th September 2025).

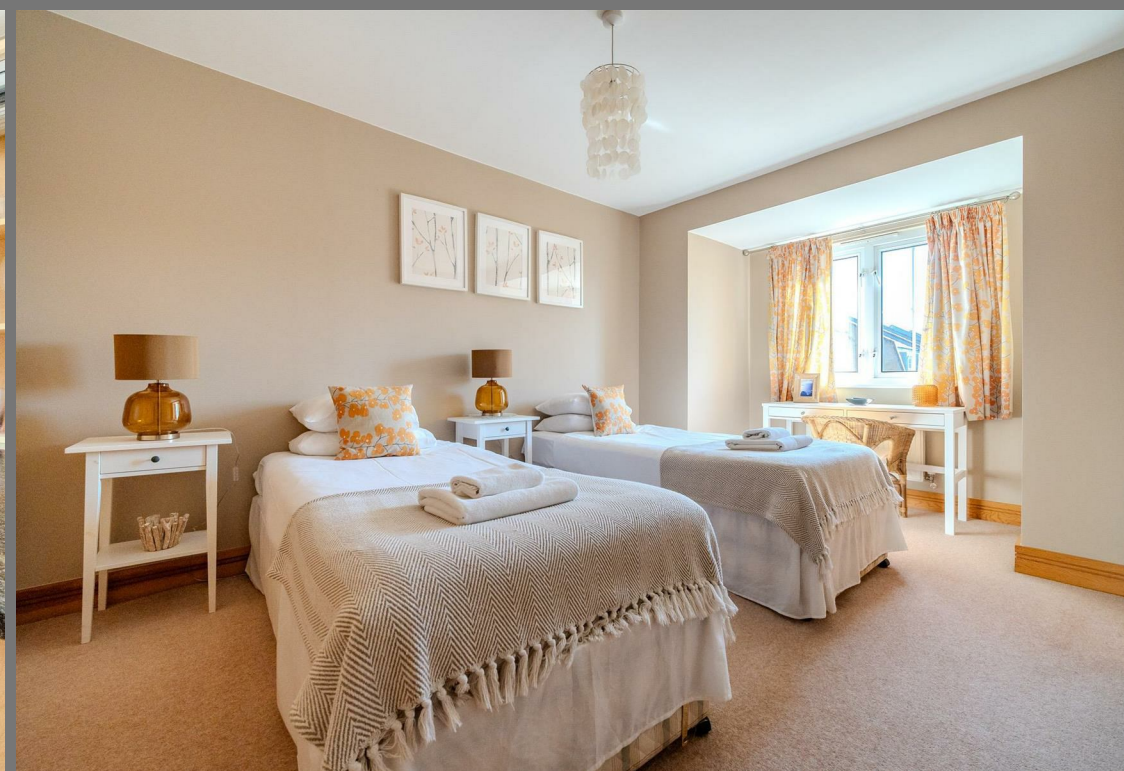
Sea Defence Charge: £345.60 per annum.

EPC Rating: C.

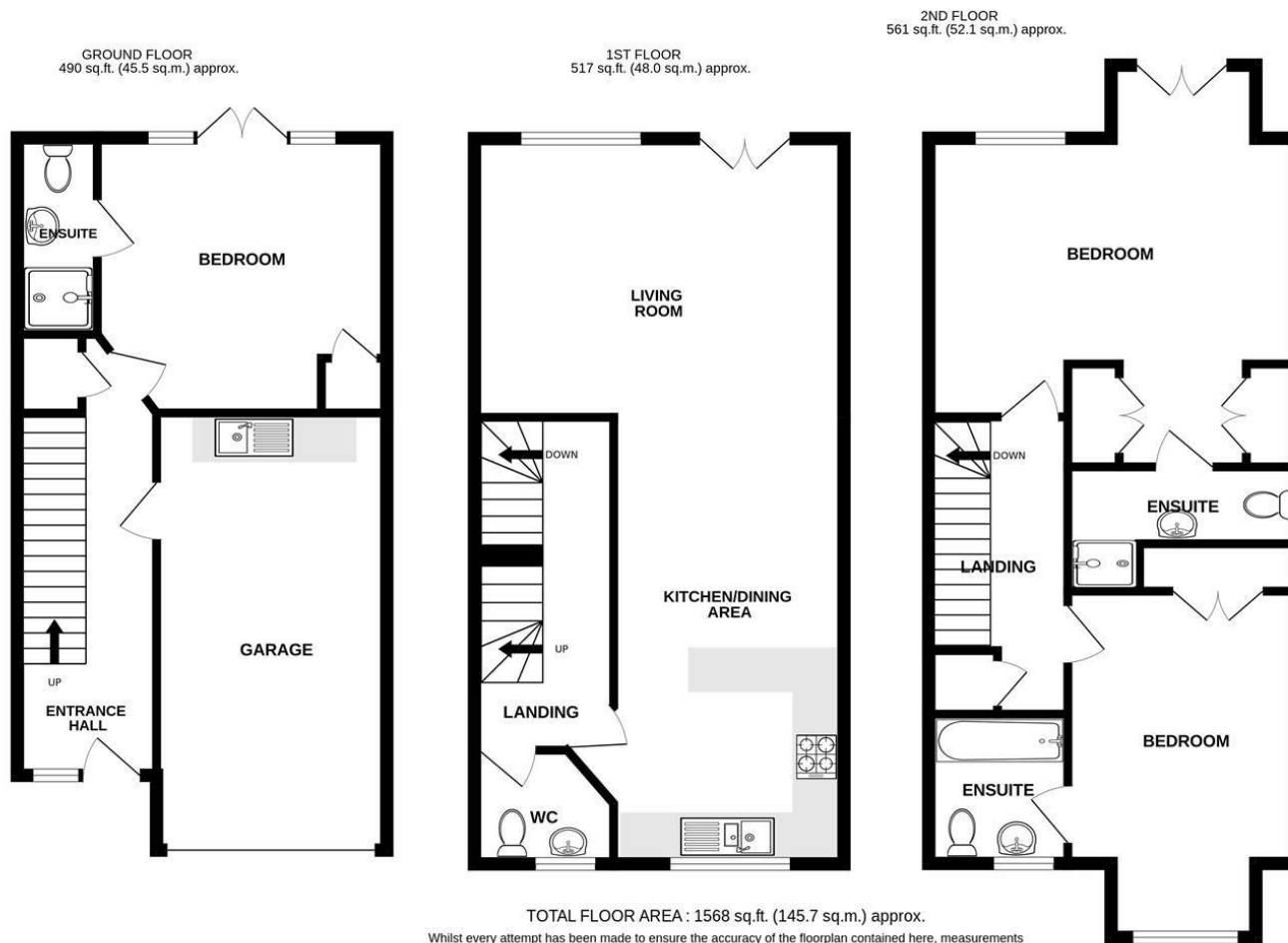
Council Tax: To be advised.

Tenure: Freehold

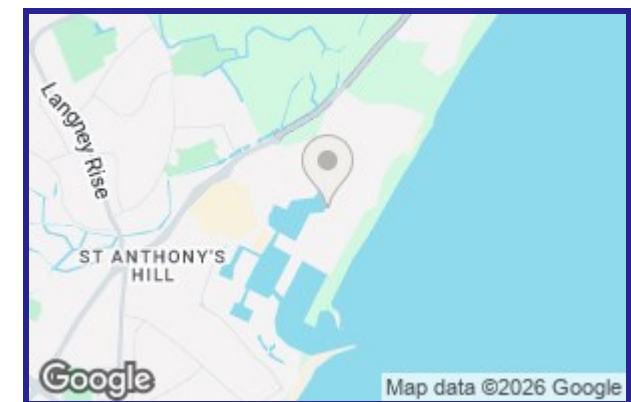








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

All material information relating to this property is provided by the vendor and is available upon request.

While Emslie & Tarrant make every effort to ensure that property details are accurate and up to date, we rely on information supplied by the vendor and do not independently verify its accuracy. These particulars do not constitute any part of an offer or contract, and should not be relied upon as statements of fact. Any prospective purchaser should seek confirmation from their solicitor or other suitably qualified professional.

All measurements, floor plans, and dimensions are approximate and provided for guidance purposes only. They should not be relied upon for the purchase of furnishings, fixtures, or fittings.

Please note that none of the services, systems, appliances, or installations have been tested by Emslie & Tarrant, and no guarantee as to their operating ability or efficiency is given.

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