

26 Admiralty Way,  
Eastbourne, BN23 5PP

Freehold

£399,950



4/5 Bedroom 1/2 Reception 2 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 wonderful 4/5 bedroom end of terrace townhouse that is arranged over 3 floors and provides versatile living accommodation. Enviably situated on the North Harbour, yards from the beachfront, the house provides light and airy accommodation. The ground floor consists of Bedroom 5 which is currently used as dining room, fitted kitchen/breakfast room with access to the garden and ground floor cloakroom. The first floor has a double bedroom with en-suite shower room/WC and lounge with French doors to a Juliette balcony over looking the rear garden. The second floor has 3 further bedrooms and a family bathroom/WC. The harbours bars and restaurants are within comfortable walking distance and retail park with supermarket is also nearby. The house is being sold CHAIN FREE and an internal inspection comes highly recommended.

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## Main Features

- 4/5 Bedroom End Of Terrace Townhouse Arranged Over 3 Floors

- Versatile & Well Proportioned Living Accommodation Throughout

- Prime North Harbour Location, Just Yards From The Beachfront

- Light & Airy Interiors With A Flexible Layout

- Ground Floor Bedroom 5 Currently Used As A Dining Room

- Modern Fitted Kitchen/Breakfast Room With Garden Access

- First Floor Lounge With French Doors To Juliette Balcony

- Master Bedroom With En-Suite Shower Room/WC

- 3 Top Floor Bedrooms & Family Bathroom/WC

- CHAIN FREE

Entrance  
Entrance door to -

Hallway  
Radiator. Tiled floor. Coved ceiling. Understairs cupboard.

Bedroom 5 (Currently Used As A Dining Room)  
12'10 x 8'6 (3.91m x 2.59m)  
Radiator. Coved ceiling. Engineered oak flooring. Double glazed window to front aspect. Door to large walk-in storage cupboard with light and fixed shelving.

2 Stairs To:  
Coved ceiling.

Ground Floor Cloakroom  
Low level WC. Part tiled walls. Tiled floor. Radiator. Extractor fan. Frosted double glazed window.

Fitted Kitchen/Breakfast Room  
16'2 x 10'4 (4.93m x 3.15m )  
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob and electric oven under. Extractor cooker hood. Space for an 'American Style' fridge/freezer. Plumbing and space for washing machine and dishwasher. Wood effect flooring. Coved ceiling. Inset spotlights. Cupboard housing boiler. Double glazed windows. Double glazed French doors to rear garden.

Stairs from Ground to First Floor Landing:  
Radiator. Coved ceiling.

Lounge  
15'9 x 13'0 (4.80m x 3.96m)  
Coved ceiling. Engineered oak flooring. Wall lights. Double glazed French doors to Juliette balcony.

Master Bedroom  
15'11 x 10'6 (4.85m x 3.20m )  
Radiator. Coved ceiling. Engineered oak flooring. Fitted double wardrobe. Door to -

Suite Shower Room/WC  
Suite comprising shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Tiled floor. Inset spotlights. Extractor fan. Radiator.

Stairs from First to Second Floor Landing:  
Loft access (not inspected). Airing cupboard housing hot water cylinder.

Bedroom 3  
13'3 x 7'0 (4.04m x 2.13m )  
Radiator. Coved ceiling. Built-in wardrobe with hanging rail. 2 Double glazed windows to rear aspect.

Bedroom 2  
11'0 x 9'0 (3.35m x 2.74m)  
Radiator. Fitted double wardrobe. Double glazed window to front aspect.

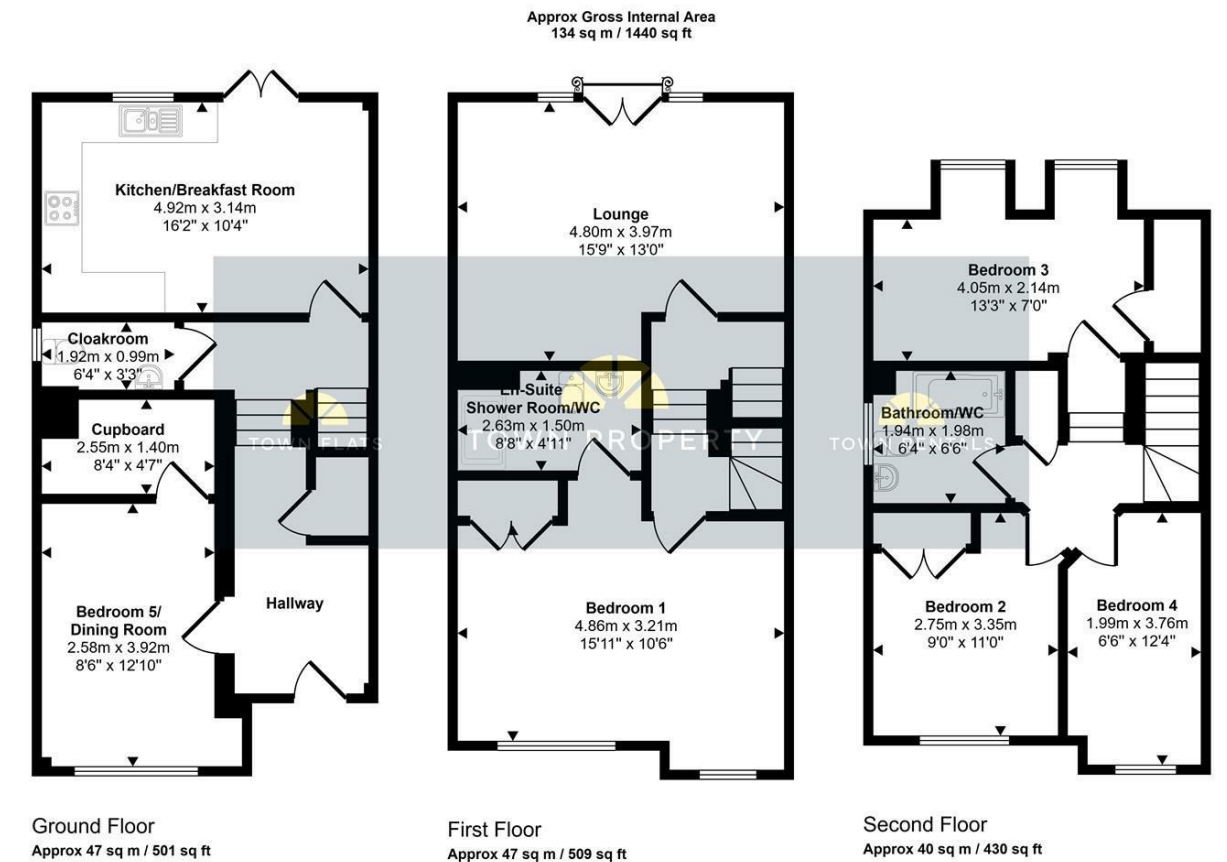
Bedroom 4 (Currently Used As A Study)  
12'4 x 6'6 (3.76m x 1.98m )  
Radiator. Coved ceiling. Double glazed window to front aspect

Bathroom/WC  
White suite comprising panelled bath with chrome mixer tap and shower attachment. Low level WC. Pedestal wash hand basin. Part tiled walls. Tiled floor. Radiator. Extractor fan. Inset spotlights. Frosted double glazed window.

Outside  
The enclosed rear garden is laid to patio and shingle. There is gated side access and well stocked flower beds with mature trees and shrubs. There is also an area of decking.

Parking  
Off street parking.

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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