



Flat 31 Admiralty Court 28 Admiralty Way
Eastbourne, BN23 5PW

Guide price £280,000



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Phil Hall Estate Agents welcomes to the market this stunning two-Bedroom, two-Bathroom apartment with direct sea views located in Admiralty Way, Eastbourne. Nestled in the heart of the highly sought-after North Harbour in Eastbourne, this exquisite third-floor apartment offers a perfect blend of coastal luxury and modern convenience. Boasting breath-taking, uninterrupted sea views, and a spacious layout, this home presents a rare opportunity to own a slice of seaside paradise.

Upon entering the property, you are welcomed by a well-maintained communal entrance hall, where both lift and stair access lead to the third floor. As you step inside, the wide entrance hall immediately conveys a sense of space and light, offering access to all rooms and featuring three built-in storage cupboards.

The open-plan living and dining area is the true heart of this home, designed to take full advantage of its spectacular setting. The double-aspect windows flood the space with natural light, creating a bright and airy atmosphere. A private balcony, accessible via the living area, provides an idyllic outdoor space where you can sit back, unwind, and soak in the unparalleled sea views.

The thoughtfully designed kitchen/breakfast room is both stylish and functional. Featuring a range of wall and base units, it offers ample storage and workspace. High-end integrated appliances include a Neff fridge, freezer, oven, hob, extractor hood, and dishwasher, as well as a Bosch washing machine. With space for a small dining table and chairs, this kitchen is perfect for casual meals. An additional balcony access point from the kitchen allows you to step outside and enjoy the fresh sea air while preparing meals or dining al fresco.

The apartment features two well-proportioned double bedrooms, each designed for comfort and relaxation., each with built in wardrobes. The master bedroom features an ensuite shower room, whilst there is an additional main bathroom.





Guide Price £280,000 to £300,000

LOCATION, LOCATION, LOCATION

Situated in the highly desirable North Harbour area of Eastbourne, this apartment offers the perfect balance of coastal tranquillity and modern convenience. Nestled along the scenic coastline, residents can enjoy breath-taking sea views and direct access to the beach, making it an ideal setting for those who appreciate waterfront living. The vibrant Sovereign Harbour Marina, just a short stroll away, boasts an array of waterside restaurants, cafés, and boutique shops, creating a lively yet relaxed atmosphere for socializing and leisure.

For everyday essentials, The Crumbles Retail Park is within easy reach, offering a selection of supermarkets, high-street stores, and other amenities. Eastbourne's town centre and mainline train station are just a short drive away, providing excellent transport links to London, Brighton, and surrounding areas. The location also benefits from easy road access via the A259 and A27, making commuting or exploring the scenic South Coast effortless.

Outdoor enthusiasts will appreciate the abundance of nearby walking and cycling routes, including picturesque coastal paths and the stunning South Downs National Park, offering endless opportunities for exploration. With its seaside charm, modern conveniences, and excellent transport links, North Harbour remains one of Eastbourne's most sought-after residential locations.

Communal Entrance Hall

With lift or stairs leading to the third floor

Private Entrance Hall

Living Room/Dining Room

18'08 x 14'07 (5.69m x 4.45m)

Kitchen/Breakfast Room

11'07 x 9'00 (3.53m x 2.74m)

Bedroom One

14'05 x 9'00 (4.39m x 2.74m)

Ensuite Shower Room

7'09 x 4'08 (2.36m x 1.42m)

Bedroom Two

11'03 x 10'03 (3.43m x 3.12m)

Bathroom

6'10 x 5'06 (2.08m x 1.68m)

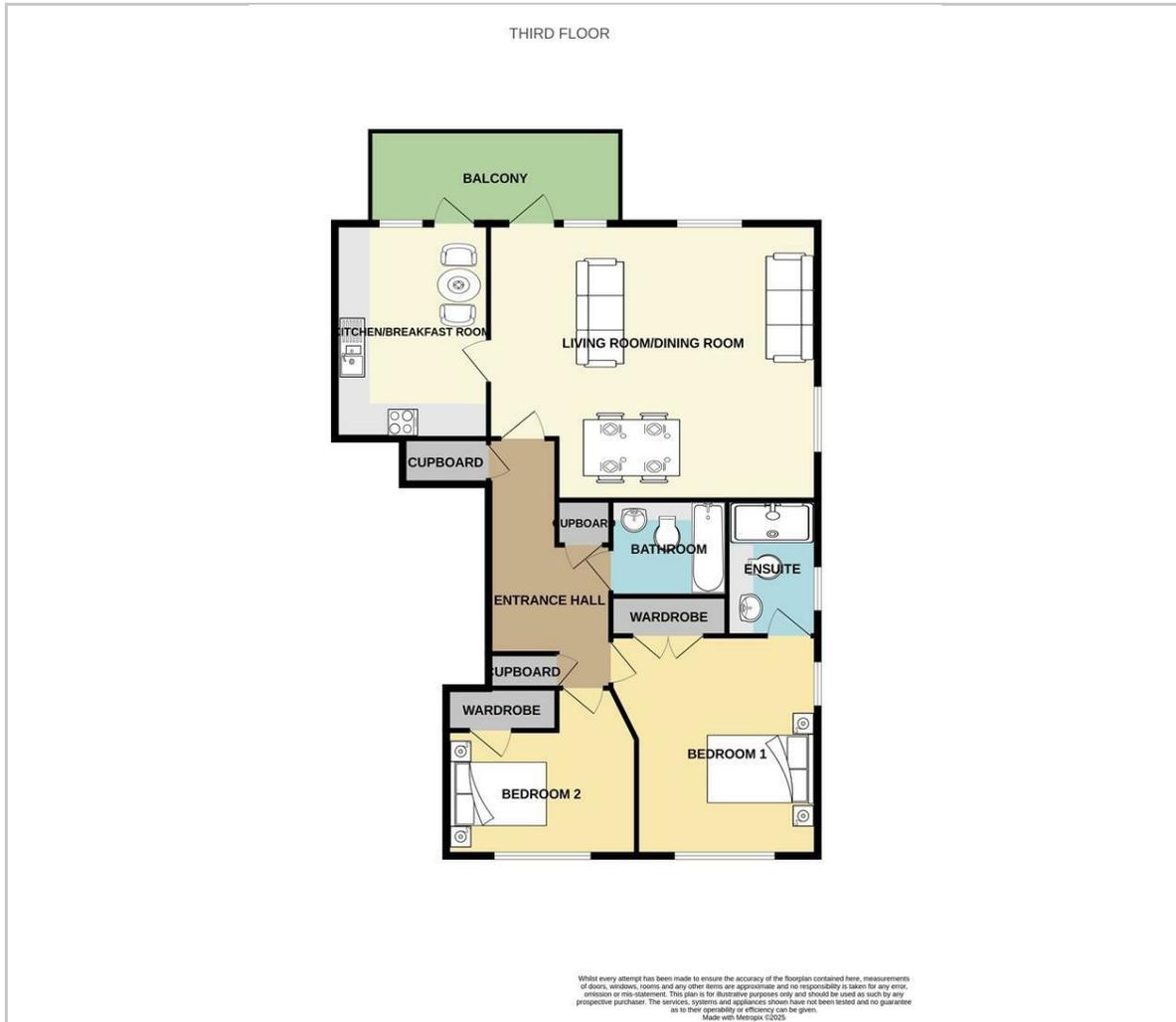
Outside

Secure Electric Gated Parking Space

Lease Information

We have been advised that the property is leasehold and there is approx 103 years remaining on the lease, service charge £2858 per annum, ground rent £150 per annum and harbour charges is £289.00 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Floor Plan



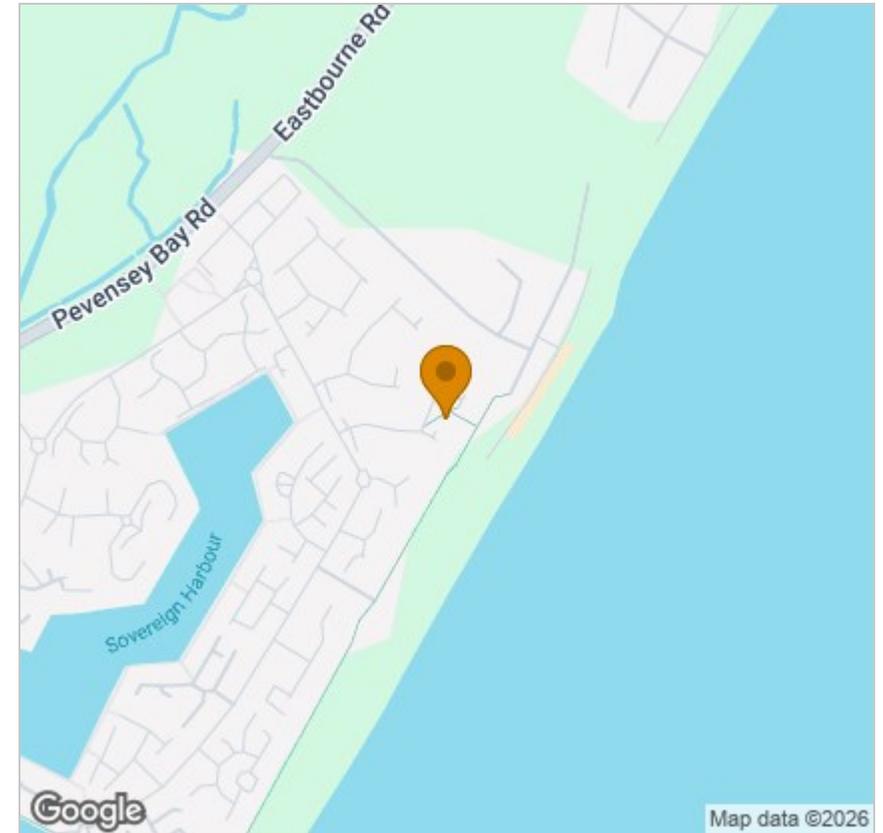
Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

