

16 Johnston Place,  
Eastbourne, BN23 5AS

Freehold

£595,000



4/5 Bedroom 2/3 Reception 4 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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### 16 Johnston Place, Eastbourne, BN23 5AS

Forming part of the exclusive Henley Park development in Eastbourne's vibrant Marina, this exceptional Regency inspired end terrace townhouse is one of just two distinctive designs, setting it apart from the rest of the development. Occupying a generous corner plot, the property enjoys a larger South facing garden along with additional internal space, creating a light filled and versatile home. The accommodation includes four spacious bedrooms, each with its own En-suite, alongside a cosy ground floor reception room that can easily serve as a home office, fifth bedroom or playroom. The ground floor also features a dining room opening onto the private garden, a triple aspect fitted kitchen, separate utility room and WC. Arranged over three floors, the first floor boasts an impressive full width sitting room, ideal for entertaining, along with two En-suite bedrooms. The top floor is dedicated to the luxurious principal suite, offering a full width bedroom, separate dressing area and En-suite, in addition to a further bedroom. Externally, the beautifully positioned South-facing garden provides excellent outdoor space, while a garage located directly behind the property is complemented by a driveway to the front, ensuring convenient off road parking.

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## Main Features

- 3 Storey Townhouse in the Exclusive Henley Park Development
- 4 Double Bedrooms
- Ground Floor Cloakroom
- Study/Bedroom 5/Reception Room
- Lounge & Dining Room
- Kitchen & Utility Room
- En Suites to All Bedrooms
- South Facing Corner Plot Garden
- Driveway & Garage
- Close to Seafront & Eastbourne's Vibrant Marina

**Entrance**  
Front door to-

**Hallway**  
Radiator. Stairs to first floor.

**Ground Floor Cloakroom**  
Low level WC with concealed cistern. Wash hand basin with mixer tap. Radiator. Extractor fan. Part tiled walls.

**Study/Bedroom 5/Reception Room**  
10'8 x 10'2 (3.25m x 3.10m)  
Radiator. Two double glazed windows to front aspect with plantation shutters.

**Dining Room**  
16'8 x 11'3 (5.08m x 3.43m)  
Radiator. Double glazed window to rear aspect. Double glazed patio doors to garden. Door to-

**Kitchen**  
14'5 x 9'10 (4.39m x 3.00m)  
Fitted range of wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Four ring gas hob with extractor above and eye level double oven. Integrated dishwasher. Space for upright fridge freezer. Part tiled walls. Double glazed windows to front and side aspect. Door to dining room. Double glazed door to garden. Door to-

**Utility Room**  
5'1 x 3'10 (1.55m x 1.17m)  
Fitted worktop with cupboard under and space and plumbing for washing machine. Understairs cupboard.

**Stairs from Ground to First Floor Landing**  
Radiator. Airing cupboard. Two cupboards.

**Lounge**  
15'4 x 10'5 (4.67m x 3.18m)  
Radiator. Double glazed window to front aspect. Double glazed door to balcony.

**Bedroom 3**  
11'5 x 10'7 (3.48m x 3.23m)  
Radiator. Fitted wardrobe. Double glazed window to rear aspect. Door to-

**En Suite Bathroom/WC**  
Panelled bath with mixer tap and handheld shower attachment. Low level WC with concealed cistern. Pedestal wash hand basin with mixer tap. Extractor fan. Shaver point. Part tiled walls. Frosted double glazed window.

**Bedroom 4**  
10'5 x 10'3 (3.18m x 3.12m)  
Radiator. Double glazed windows to front and side aspects. Door to-

**En Suite Shower Room/WC**  
Shower cubicle. Low level WC with concealed cistern. Wash hand basin with mixer tap. Extractor fan. Shaver point. Part tiled walls. Frosted double glazed window.

**Stairs from First to Second Floor Landing**  
Radiator. Loft access (not inspected).

**Master Bedroom**  
15'1 x 10'4 (4.60m x 3.15m)  
Radiator. Fitted wardrobes. Two double glazed windows to front aspect. Door to-

**En Suite Bathroom/WC**  
Panelled bath with mixer tap and handheld shower attachment. Shower cubicle. Low level WC with concealed cistern. Pedestal wash hand basin with mixer tap. Heated towel rail. Shaver point. Extractor fan. Part tiled walls.

**Bedroom 2**  
11'3 x 8'4 (3.43m x 2.54m)  
Radiator. Double glazed window to rear aspect. Door to-

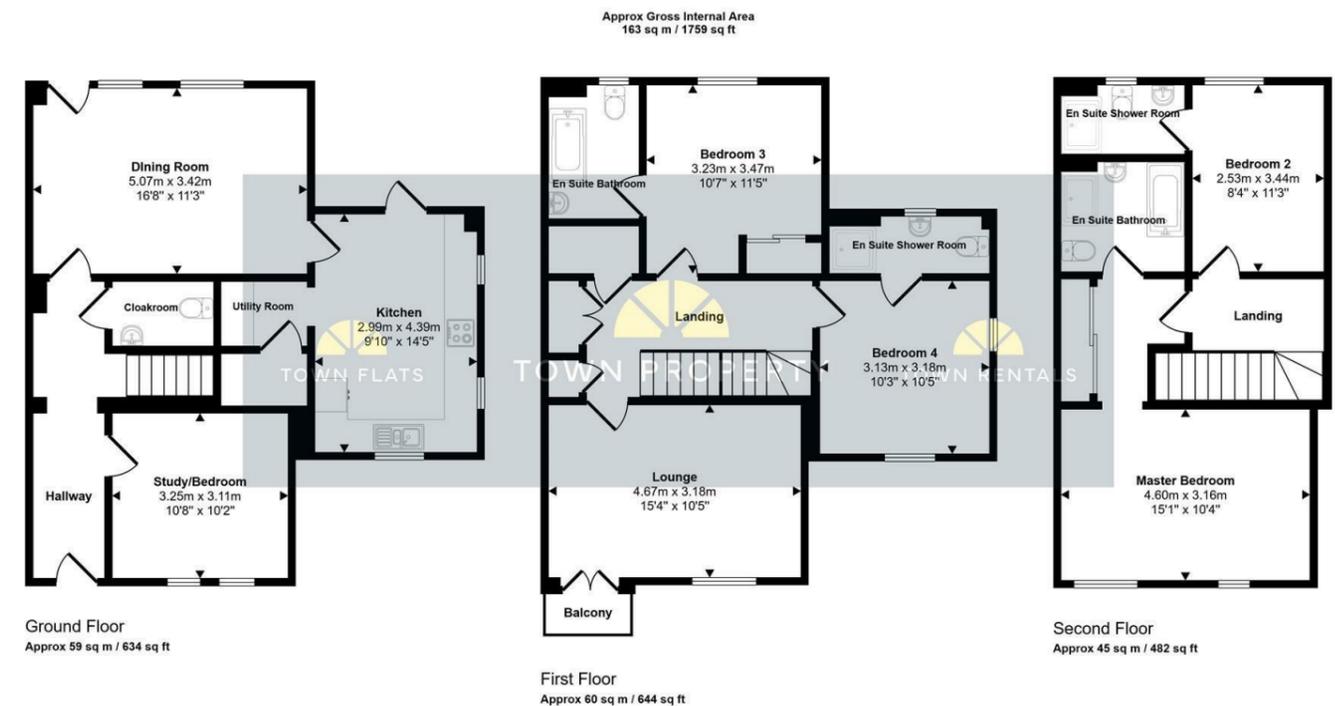
**En Suite Shower Room/WC**  
Shower cubicle. Low level WC with concealed cistern. Pedestal wash hand basin with mixer tap. Extractor fan. Shaver point. Radiator. Frosted double glazed window.

**Outside**  
The South facing rear garden occupies a large corner plot that is mostly laid to lawn with an area of patio adjoining the house and a pathway to the rear gate that provides access to the-

**Garage**  
Up and over door.

**Parking**  
A driveway in front of the garage provides off road parking.

COUNCIL TAX BAND = F



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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