



Flat 19 Admiralty Court 28 Admiralty Way
Eastbourne, BN23 5PW

£270,000

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Phil Hall Estate Agents brings to the market this beautifully presented two double bedroom, two bathroom first floor apartment, enjoying direct sea views, a private balcony and secure gated parking, ideally positioned within the highly sought-after North Harbour area of Eastbourne. Offering spacious and well-proportioned accommodation throughout, the property provides a wonderful opportunity for anyone looking to enjoy waterside living, with the beach, harbour and range of nearby amenities all within easy walking distance.

Upon entering the property, you are welcomed by a well-maintained communal entrance hall, where both lift and stair access lead to the first floor. Leading into the property you approach the entrance hall offering access to all rooms and featuring three built-in storage cupboards.

A standout feature of the apartment is the impressive living room/dining room, a bright and spacious reception room enjoying wonderful direct views towards the sea. There is ample room for both comfortable living and dining furniture, making this a fantastic space for relaxing or entertaining. Doors lead directly onto the private balcony, where you can sit back and enjoy a stunning beach-front outlook and uninterrupted sea views – a particularly special feature of this delightful home.

The kitchen/breakfast room is another generously proportioned space, fitted with a range of wall-mounted and base units complemented by work surfaces. Integrated and fitted appliances include a four-ring gas hob with extractor hood above, built-in oven, dishwasher, washing machine, fridge and freezer. There is also plenty of room for a breakfast or dining table, creating a sociable and practical kitchen ideal for everyday living.

The apartment offers two excellent double bedrooms, both of which benefit from built-in wardrobes providing useful storage. Bedroom one is further enhanced by its own ensuite shower room, while a separate bathroom serves the second bedroom, and guests.





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 first floor

Private Entrance Hall

Living Room/Dining Room

18'09 x 11'06 (5.72m x 3.51m)

Kitchen/Breakfast Room

14'01 x 9'03 (4.29m x 2.82m)

Bedroom One

15'00 x 9'00 (4.57m x 2.74m)

Ensuite Shower Room

8'01 x 4'06 (2.46m x 1.37m)

Bedroom Two

10'08 x 10'01 (3.25m x 3.07m)

Bathroom

6'11 x 5'06 (2.11m x 1.68m)

Outside

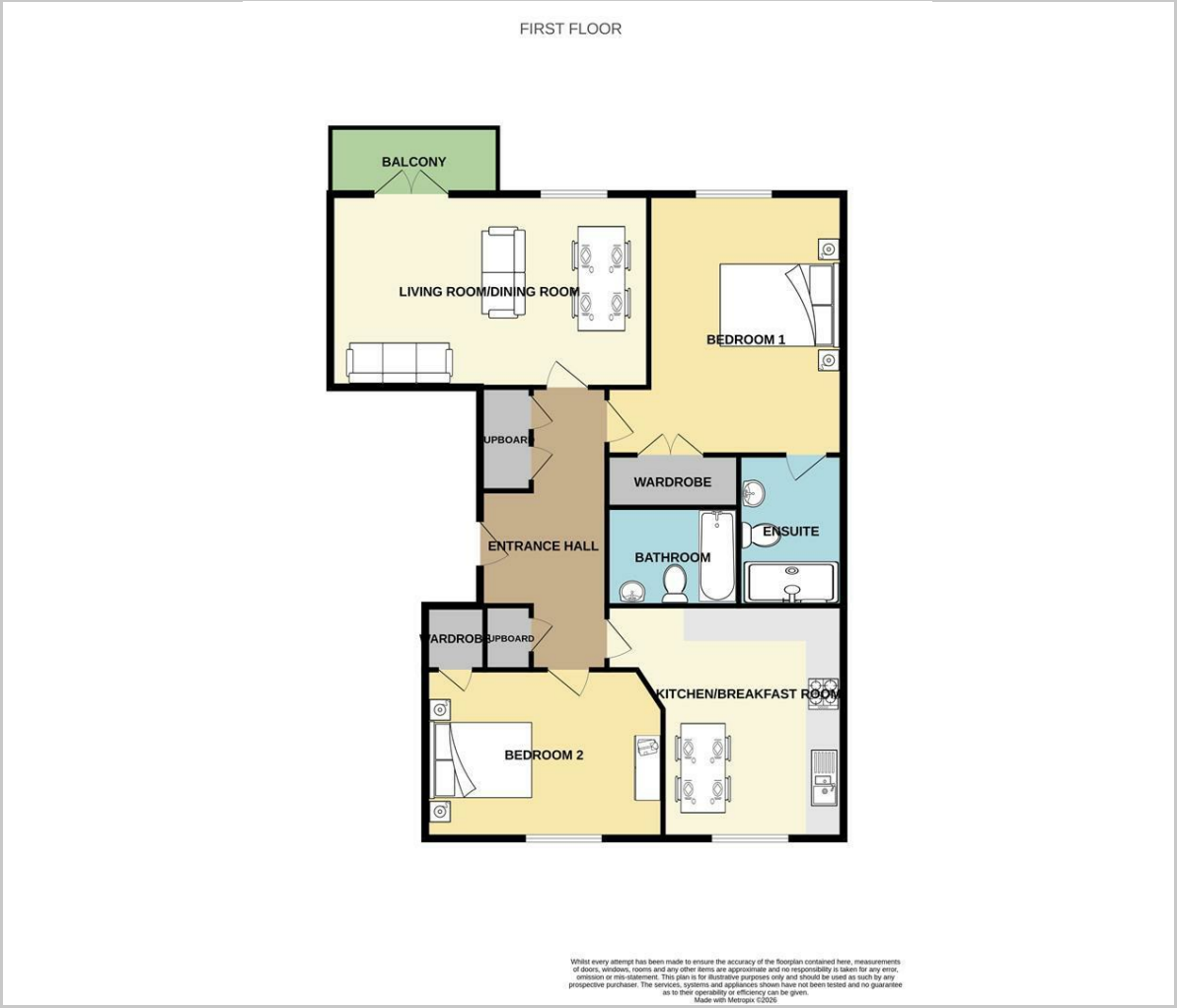
Outside, the property benefits from an allocated parking space positioned behind a secure gated entrance, together with access to well-maintained communal gardens. The apartment is superbly positioned for enjoying everything Eastbourne's North Harbour has to offer, with the waterfront, beach, restaurants, cafés, shops and other harbour amenities all within comfortable walking distance.

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



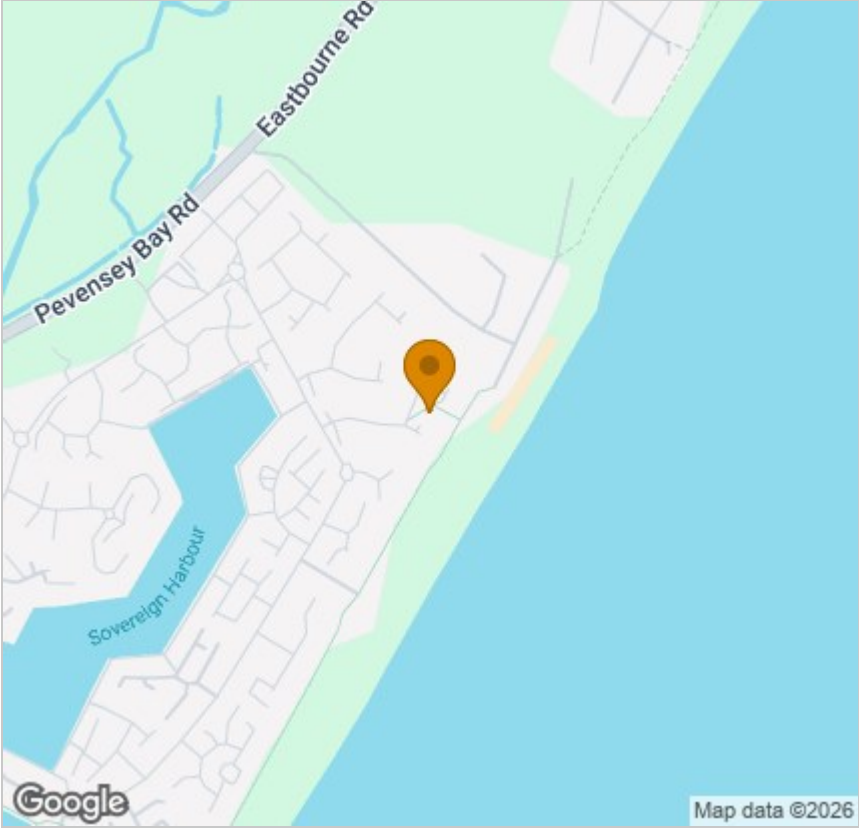
Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

7 Camden Road, Eastbourne, East Sussex, BN21 4SU
Tel: 01323 409205 Email: phil@philhallestateagents.co.uk philhallestateagents.co.uk

Area Map



Energy Efficiency Graph

