



Admiralty Way, Eastbourne BN23 5PP

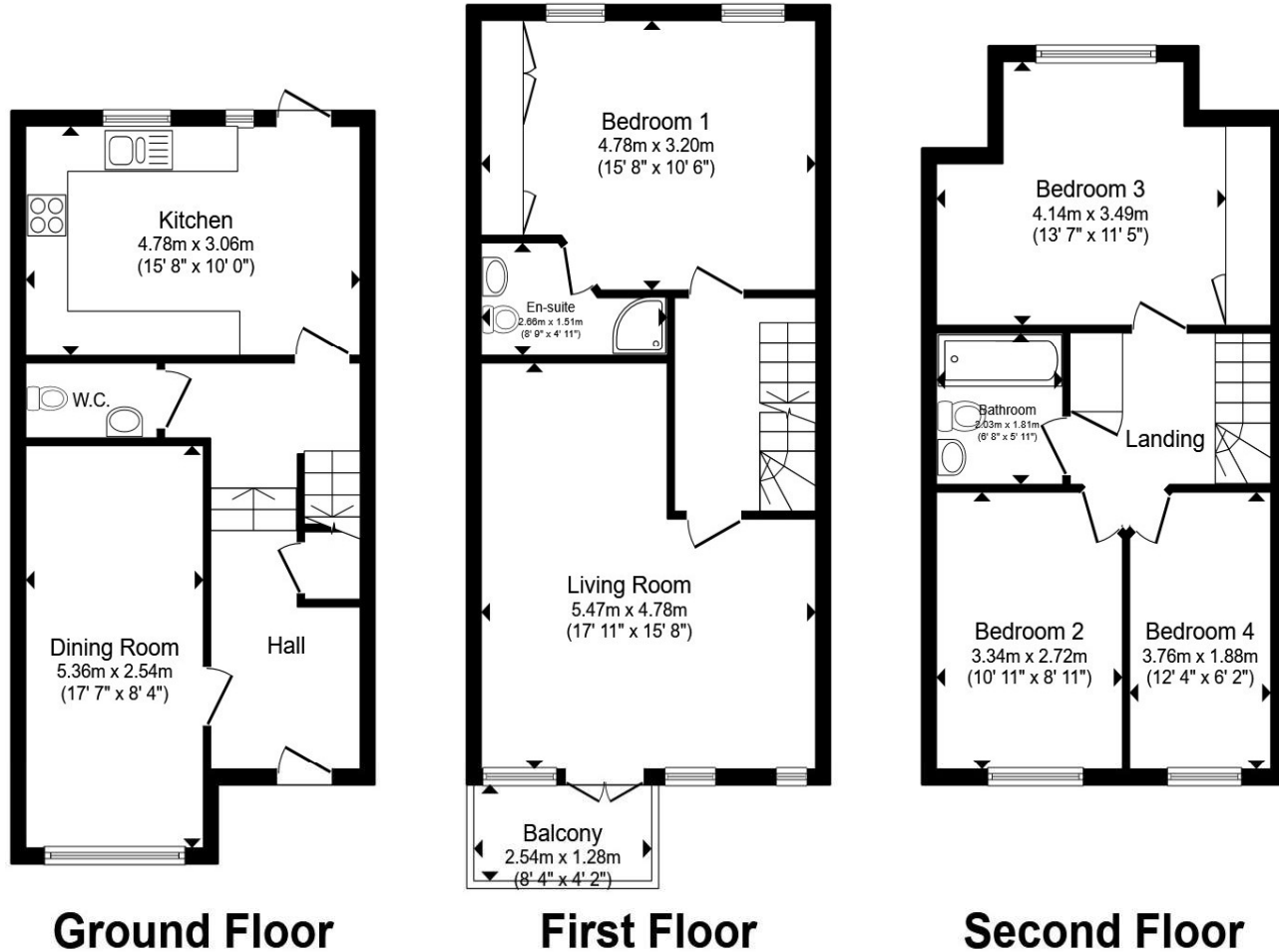
welcome to

Admiralty Way, Eastbourne

****GUIDE PRICE ***£390,000- £415,000*****

Fox and sons are delighted to present to the market this well-presented and updated four-bedroom townhouse located in Fisherman's Village, Sovereign Harbour North, within easy reach of the beach, harbour amenities and waterfront walks.





Ground Floor

First Floor

Second Floor

Total floor area 134.1 m² (1,443 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



- Entrance Hall**
- Downstairs W/C**
- Kitchen**
15' 8" x 10' (4.78m x 3.05m)
- Dining Room**
17' 7" x 8' 4" (5.36m x 2.54m)
- Stairs To First Floor Landing**
- Living Room**
17' 11" x 15' 8" (5.46m x 4.78m)
- Balcony**
- Bedroom One**
15' 8" x 10' 6" (4.78m x 3.20m)
- En-Suite**
8' 9" x 4' 11" (2.67m x 1.50m)
- Stairs To Second Floor Landing**
- Bedroom Two**
10' 11" x 8' 11" (3.33m x 2.72m)
- Bedroom Three**
13' 7" x 11' 5" (4.14m x 3.48m)
- Bedroom Four**
12' 4" x 6' 2" (3.76m x 1.88m)
- Bathroom**
6' 8" x 5' 11" (2.03m x 1.80m)

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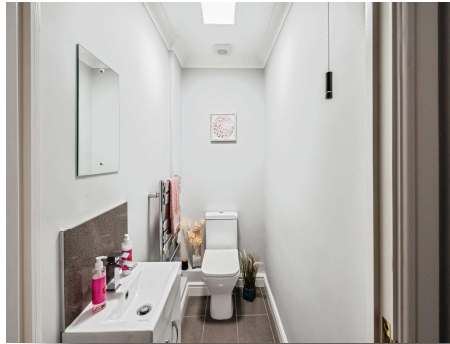
- SOUGHT AFTER NORTH HARBOUR FISHERMAN'S VILLAGE
- GUIDE PRICE £390,000- £415,000
- IMMACULATE THROUGHOUT WITH RE-MODELED ACCOMMODATION THAT BOASTS WELL PROPORTIONED ACCOMMODATION
- LOW MAINTENANCE GARDEN
- FOUR BEDROOMS

Tenure: Freehold EPC Rating: C

Council Tax Band: E

guide price

£390,000 - £415,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/LGL112068



Property Ref:
LGL112068 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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