



**Admiralty Crescent
Eastbourne
East Sussex
BN23**

Offers in Excess of £350,000

bettermove

Admiralty Crescent Eastbourne

Bettermove are proud to present this 3 bedroom townhouse in Eastbourne, available with no forward chain.

The property benefits from double glazing, and gas central heating throughout, with one parking space to the front of the property.

The council tax band is E.

The interior of this beautifully presented and versatile property comprises a ground floor bedroom with doors opening to the rear garden and a separate WC. The first floor offers a spacious kitchen/diner and lounge with French doors opening onto a balcony. The second floor consists of two bedrooms, including a master with en-suite, along with a separate family bathroom. The exterior boasts a raised decked area with steps leading down to a private rear garden, perfect for enjoying the summer months.

Located in the popular coastal town of Eastbourne, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, schools, and a short distance to the seafront. Excellent transport connections can be found from Pevensey Bay (PEB) Train Station, a variety of local bus routes, and quick access to the A27.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	83
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	63	80
England, Scotland & Wales		
	EU Directive 2002/91/EC	



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