

# Crane & Co



## Price Guide

£290,000 - £310,000

5 The Courtyard, Wharf Road, Eastbourne, East Sussex BN21 3UE

 2 Bedroom  1 Bathroom  1 Reception

 01323 440678

 sales@craneandco.co.uk

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Freehold

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Discover a home that perfectly balances classic charm with an easy going central town lifestyle. This beautifully maintained two bedroom property is rich in character, thoughtfully laid out, and ideally positioned in a highly convenient central setting. Stepping inside, you're welcomed by an immediate sense of warmth and tranquillity. The bright and airy living room, enhanced by a calming neutral palette, feels both elegant and inviting a wonderful space to relax, recharge, or entertain with ease. Outside, a charming outdoor walled patio offers a peaceful retreat. Whether you're enjoying morning coffee in the sunshine, an evening drink after a day at the beach, or hosting a relaxed barbecue. Set in a private courtyard and is just a short walk from the lively town centre, where cafés, restaurants, and shops await. The Mainline Train Station is also within easy reach, making commuting effortless. And just beyond lies the stunning seafront perfect for scenic walks, beach days, and unforgettable sunsets over the water. Completing the package is the rare benefit of a garage, providing secure parking and additional storage. Whether you're looking for a full-time residence, a stylish seaside escape, or a downsizing opportunity without sacrificing comfort or location, this exceptional home offers it all.

\* Annual Management Charge £200

\* Information Provided by Seller\*

## Main Features

- Mews Style Home
- Town Centre Location
- 2 Bedrooms
- Courtyard Garden
- Elegant Presentation Throughout
- No Chain

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## Room Sizes

Entrance  
Living Room - 15' 2" x 13' 0"  
Kitchen - 7' 9" x 6' 6"  
Garage - 8' 10" x 7' 11"  
Bedroom 1 - 15' 0" x 8' 2"  
Bedroom 2 - 9' 8" x 9' 3"  
Bathroom

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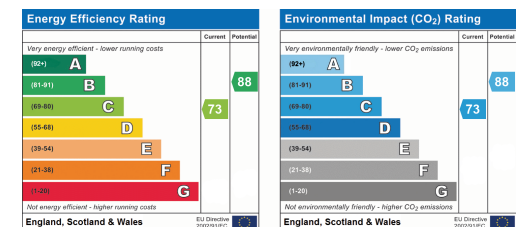
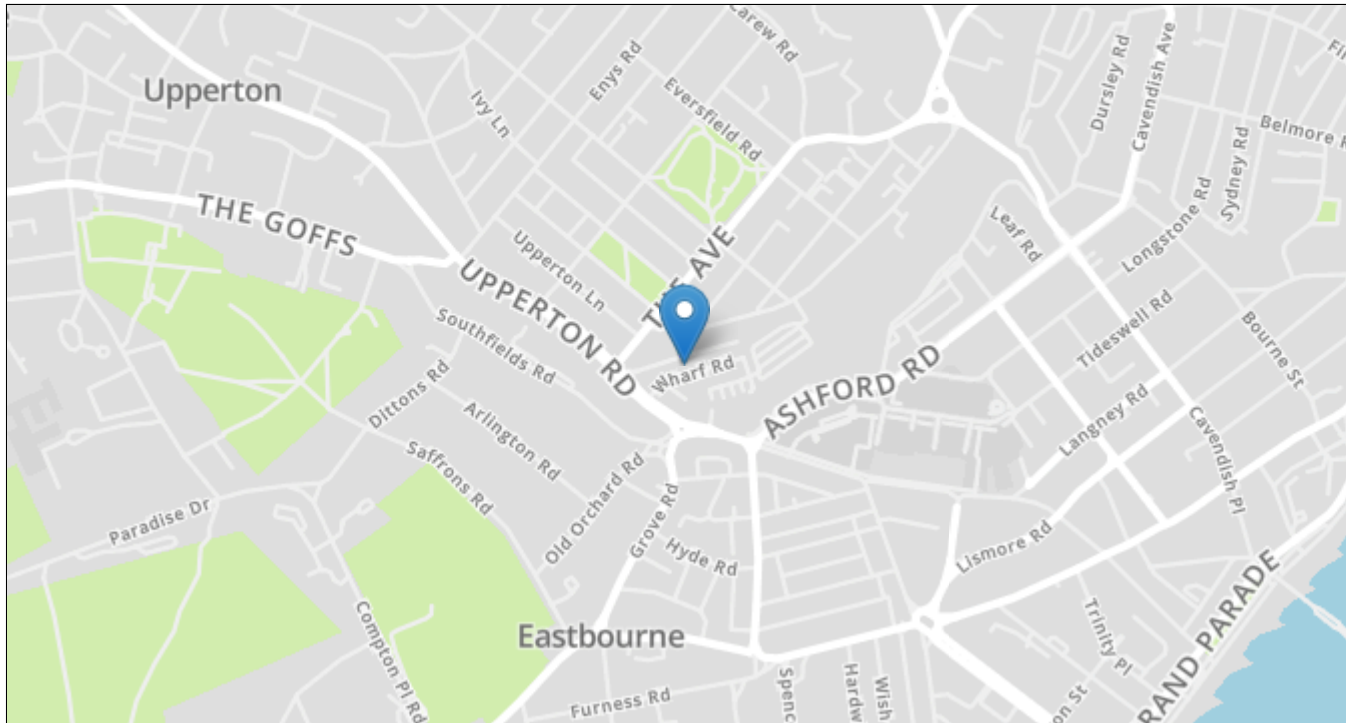
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