PHIL HALL
ESTATE AGENTS



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 positioned two double bedroom, two bathroom first floor apartment at Admiralty Court, offering a wonderful opportunity to embrace coastal living without compromising on space, comfort or practicality.

Imagine waking up to uninterrupted sea views, enjoying your morning coffee on your own private balcony and having the beach quite literally on your doorstep. This is the lifestyle that awaits you at Admiralty Court, where the beauty of the coastline becomes part of everyday living.

Perfectly situated within the highly sought-after North Harbour area of Eastbourne, this beautifully presented apartment combines an enviable beachfront position with generously proportioned accommodation, a separate kitchen/breakfast room, two double bedrooms, two bathrooms, lift access and secure gated parking. Whether you are looking for a permanent home by the sea, a coastal retreat or simply somewhere to enjoy a more relaxed pace of life, this impressive apartment offers an appealing combination of location, lifestyle and convenience.

From leisurely morning walks along the beach to watching the changing colours of the sea from the comfort of your own living room, this is a home where you can truly appreciate everything coastal living has to offer. Eastbourne's picturesque harbour, with its selection of waterfront restaurants, cafés and local amenities, is also within easy walking distance, providing the perfect setting for dining out, socialising or simply enjoying the surroundings.

Upon entering Admiralty Court, you are welcomed by a well-maintained communal entrance hall, with both lift and stair access leading to the first floor. Stepping inside the apartment, a spacious entrance hall provides access to all the accommodation, together with three useful built-in storage cupboards, ensuring practicality has not been overlooked.

























The real heart of this home is undoubtedly the impressive living room/dining room, where the spectacular sea views immediately capture your attention. Beautifully light and wonderfully spacious, this inviting reception room offers ample space for comfortable seating and dining furniture, making it equally suited to quiet evenings at home or entertaining family and friends.

Doors open directly onto your own private balcony, providing the perfect spot to sit back, unwind and take in the breath-taking, uninterrupted views across the beach and out to sea. Whether enjoying breakfast in the morning sunshine, watching the boats pass by or simply listening to the sound of the waves, this outdoor space is a particularly special feature that makes the apartment stand out.

Unlike many modern apartments, Admiralty Court also benefits from a generously proportioned separate kitchen/breakfast room, offering both excellent practicality and a sociable space for everyday living. Fitted with a range of wall-mounted and matching base units with work surfaces over, the kitchen comes complete with a four-ring gas hob and extractor hood, built-in oven, dishwasher, washing machine, fridge and freezer. There is also ample room for a breakfast table, creating a welcoming setting to enjoy your morning coffee or more informal meals.

The sense of space continues into the two excellent double bedrooms, both thoughtfully designed with built-in wardrobes providing plenty of useful storage. The principal bedroom enjoys the additional comfort and convenience of its own ensuite shower room, while a separate family bathroom serves the second bedroom and visiting guests. This arrangement is particularly appealing for those who enjoy having family and friends to stay, providing comfortable and flexible accommodation without compromising on privacy.

Further enhancing the appeal is the benefit of secure gated allocated parking, offering peace of mind and convenience in such a desirable beachfront location.

Admiralty Court is more than simply a two-bedroom apartment; it is an opportunity to enjoy a wonderful coastal lifestyle, where stunning sea views, spacious accommodation and everyday convenience come together. With the beach just moments away and Eastbourne's vibrant harbour close by, this is a home that offers something truly special.

An internal viewing is highly recommended to fully appreciate not only the space and quality of accommodation on offer, but also the exceptional outlook and lifestyle that make this apartment such an attractive place to call home.

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.

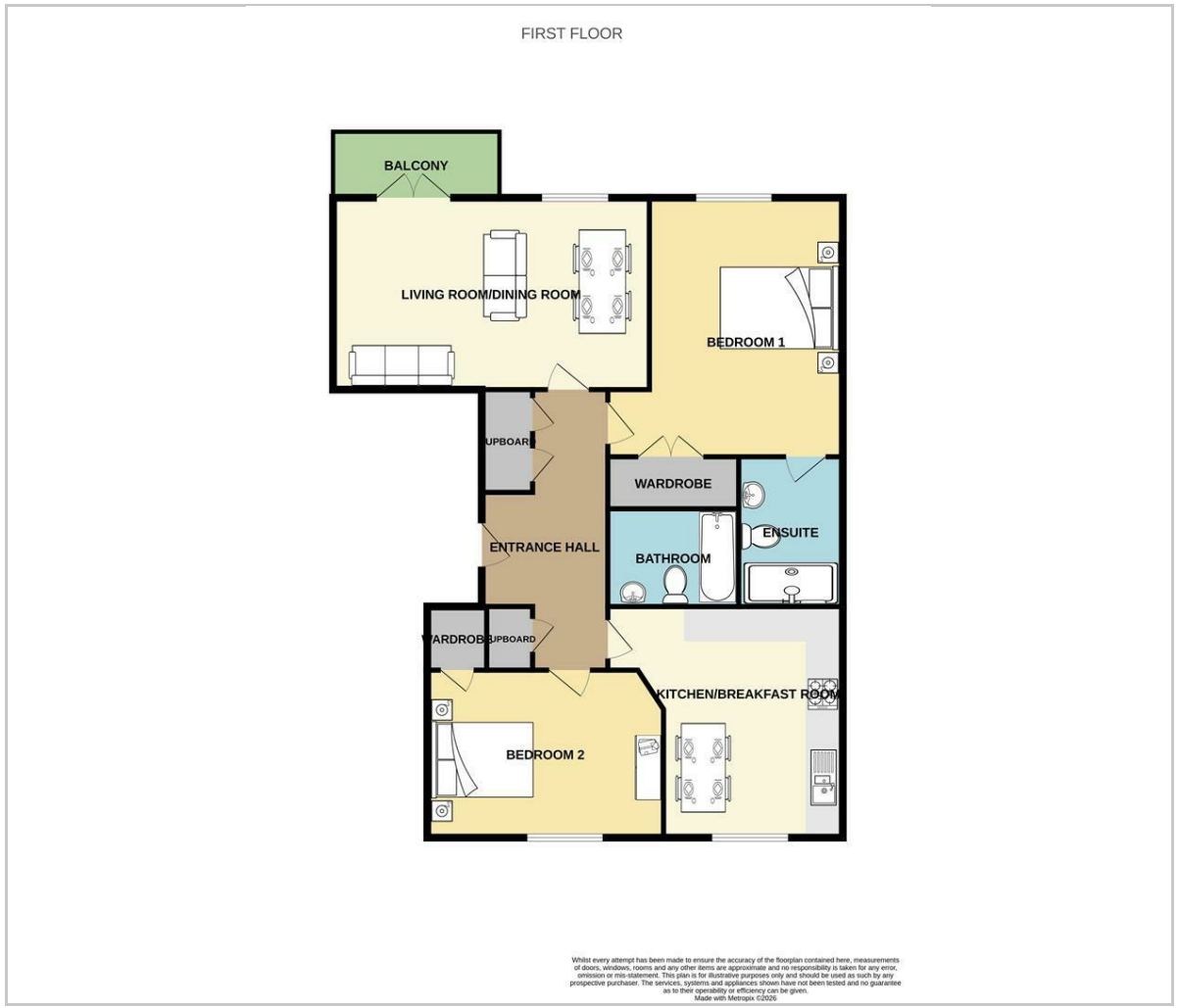
For everyday essentials, The Crumbles Retail Park is within easy reach, offering a selection of supermarkets, high-street stores, and other amenities. Eastbourne's town centre and mainline train station are just a short drive away, providing excellent transport links to London, Brighton, and surrounding 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.

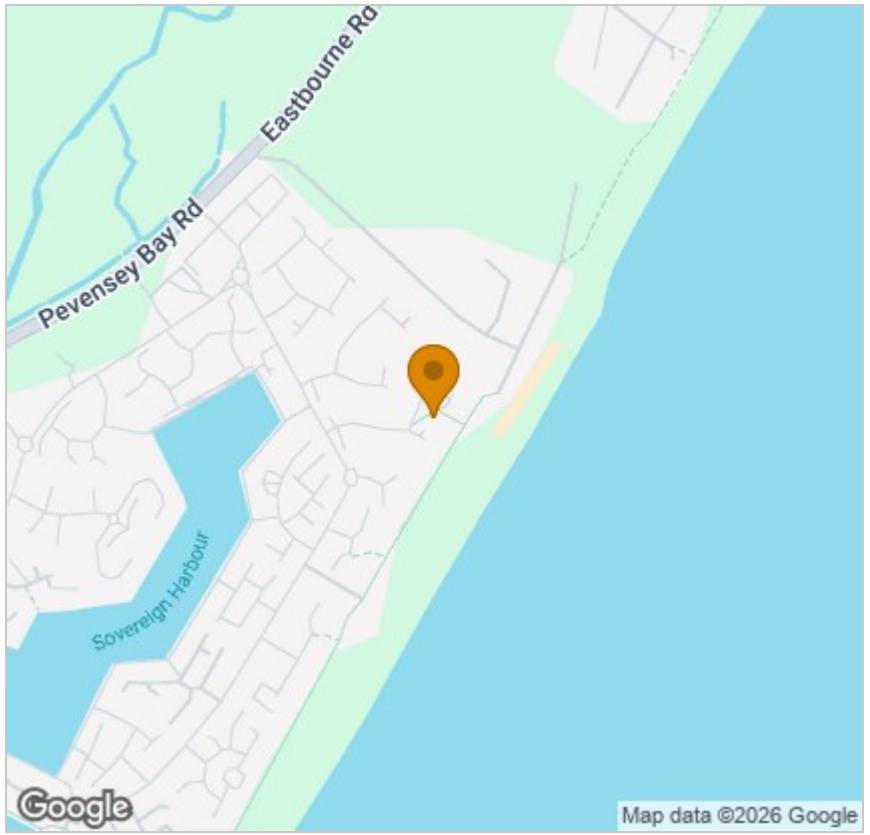
Communal Entrance Hall
With lift or stairs leading to the first floor

Private Entrance Hall

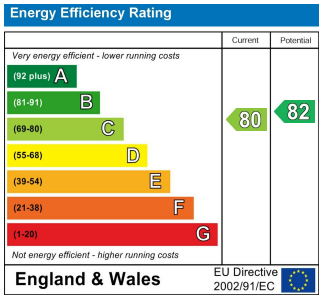
Floor Plan



Area Map



Energy Efficiency Graph



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.

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