



**Madeira Way, Eastbourne BN23 5UG**

**welcome to**

## **Madeira Way, Eastbourne**

Fox & Sons bring to the market the exciting opportunity to acquire this stunning four bedroom detached house located within the desirable area of Eastbourne's Sovereign Harbour, the property is conveniently located close by to the Crumbles Retail Park, and the inner harbour which benefits from an array of local restaurants, cafes and boutique shops. The property itself comprises four good sized bedrooms, master bedroom with ensuite, all bedrooms including built in wardrobes providing plenty of storage space, and a family bathroom on the first floor. The ground floor provides spacious living accommodation throughout comprising downstairs wc, study, modern fitted kitchen with eye level double oven, and a beautifully presented 21 ft through lounge leading out to a conservatory with double doors out to the rear garden. Further features include a well maintained rear garden comprising outbuildings with a built in bar and hot tub! Towards the front aspect is a driveway and garage and viewing comes highly recommended to fully appreciate this fantastic Harbour home!



### Entrance Hall

### Lounge

21' 2" x 11' 7" ( 6.45m x 3.53m )

### Conservatory

9' 7" x 9' 4" ( 2.92m x 2.84m )

### Study

9' 8" x 6' 4" ( 2.95m x 1.93m )

### Kitchen

14' 4" x 8' 2" ( 4.37m x 2.49m )

### Downstairs Wc

### First Floor Landing

### Bedroom One

12' 3" x 10' 10" ( 3.73m x 3.30m )

### En Suite

6' 10" x 5' 8" ( 2.08m x 1.73m )

### Bedroom Two

10' 1" x 10' ( 3.07m x 3.05m )

### Bedroom Three

8' 11" x 8' 2" ( 2.72m x 2.49m )

### Bedroom Four

8' 10" x 6' 6" ( 2.69m x 1.98m )

### Bathroom

10' x 4' 10" ( 3.05m x 1.47m )

### Outside

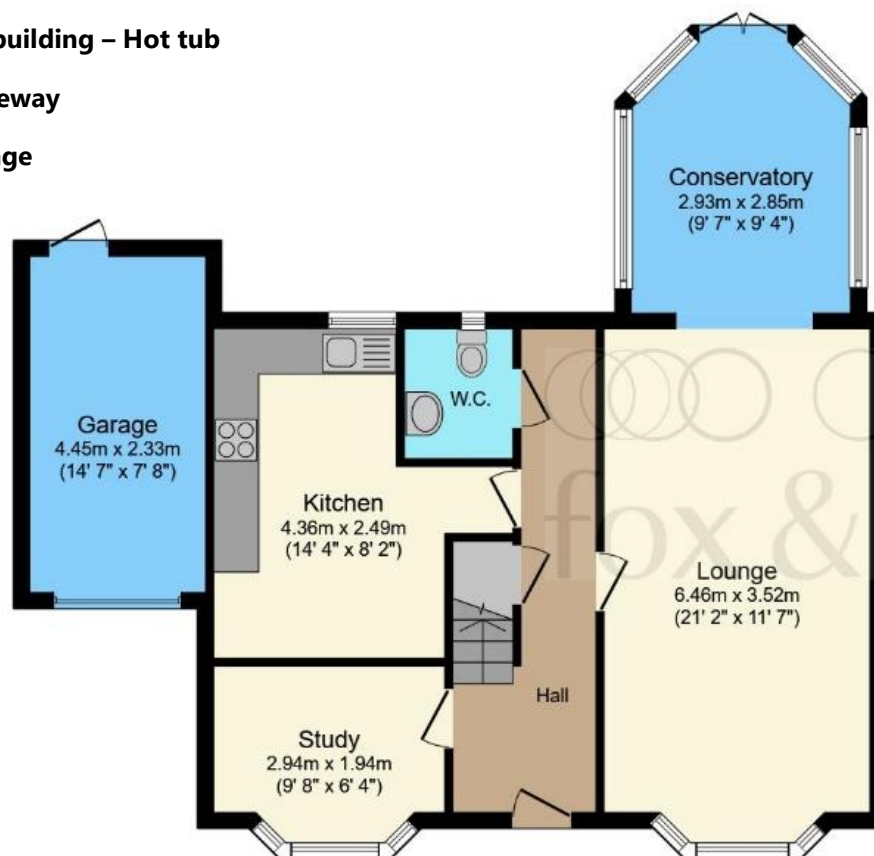
### Rear Garden

### Outbuilding - Bar

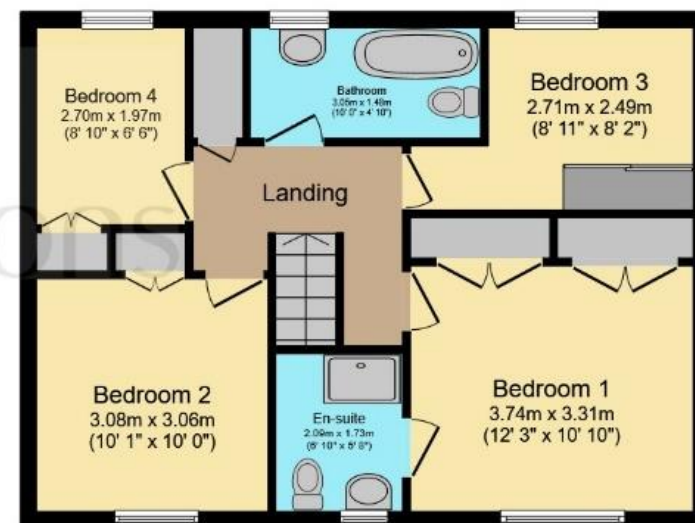
### Outbuilding - Hot tub

### Driveway

### Garage



## Ground Floor



## First Floor

Total floor area 133.5 m<sup>2</sup> (1,437 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.focalagent.com](http://www.focalagent.com)



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## Madeira Way, Eastbourne

- STUNNING FOUR BEDROOM DETACHED HOUSE
- OUTBUILDINGS WITH BUILT IN BAR AREA & HOT TUB
- DRIVEWAY & GARAGE
- EN SUITE TO MASTER BEDROOM
- BUILT IN WARDROBES IN ALL BEDROOMS
- STUDY & DOWNSTAIRS WC
- CONSERVATORY WITH DOUBLE DOORS TO REAR GARDEN
- DESIRABLE HARBOUR LOCATION

Tenure: Freehold EPC Rating: C

**£525,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LGL108352 - 0002

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Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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