

**RUSH  
WITT &  
WILSON**



**1 Genovesa Way, Eastbourne, East Sussex BN23 5BS  
£635,000**



**This stunning detached five-bedroom house, built circa. 2022, comes with the remainder of a 10-year builder guarantee certificate, offering peace of mind for potential buyers. The modern design includes a bright and spacious kitchen/dining/living room, perfect for entertaining, along with a convenient downstairs cloakroom and a welcoming hallway equipped with under-floor heating on the ground floor for added comfort. The first floor features three well-proportioned bedrooms, a family bathroom, and an en-suite bathroom to the second bedroom. Additionally, there is another beautiful living room that boasts stunning views of the surrounding countryside—ideal for relaxation and enjoying the scenery. The second floor is dedicated to the master suite, which includes an en-suite bathroom and an additional bedroom, alongside two lovely balconies for outdoor enjoyment. Outside, the property benefits from a garage, off-road parking, and beautifully landscaped front and rear gardens, providing outdoor space for both recreation and relaxation. This home is not only contemporary but also functional, making it perfect for families or anyone looking for spacious living. Viewing is highly recommended through RWW sole agents. The home falls under Council Tax Band F. Don't miss the chance to make this impressive property your own!**



### **Entrance Hallway**

With entrance door, obscured glass window to the front elevation, tiled wood effect flooring, under stairs storage cupboard.

### **Cloakroom**

WC with concealed cistern, pedestal mounted wash hand basin, half height wall tiling.

### **Living Room**

26'1" x 12'6" (7.96 x 3.83)

Patio doors and window overlook and lead out onto the rear garden, wood effect floor tiling with under floor heating.

### **Kitchen/Dining Area**

33'5" x 8'5" (10.20 x 2.57)

Window to the front elevation, stunning fitted kitchen with a range of base and wall units with laminate worktops, stainless steel single drainer sink unit with spray mixer tap, induction hob, glass splashback, brushed stainless steel extractor canopy and light, integrated dishwasher, integrated washing machine, integrated fridge/freezer, integrated oven and grill with matching microwave, tiled splashbacks, led lighting, under floor heating.

### **First Floor Landing**

Built in linen cupboard, double radiator.

### **Second Living Room**

16'5" x 12'2" (5.02 x 3.73)

Windows overlook the rear elevation with beautiful views over the adjoining countryside, door leads onto sun terraces (enclosed with glass and brushed stainless steel railing, patioed and outside lighting).

### **Bedroom Two**

20'2" x 8'11" (6.17 x 2.74)

Window to the front elevation, window to the rear, door to sun terrace, double radiator, built in wardrobe cupboards.

### **En-Suite**

Comprising walk in shower cubicle with sliding door, chrome controls and chrome showerhead, wc with concealed cistern, pedestal mounted wash hand basin, tiled splashbacks, chrome heated towel rail.

### **Bedroom Three**

11'10" x 8'11" (3.62 x 2.72)

Window to the front elevation, double radiator, built in wardrobe cupboard.

### **Bedroom Four**

9'4" x 6'5" (2.86 x 1.98)

Window to the front elevation, double radiator.

### **Family Bathroom**

Suite comprising panelled bath with hand/shower attachment and fixing, shower curtain rail, wc with concealed cistern, pedestal mounted wash hand basin, half height wall tiling, obscured glass window to the side elevation, electric shaver point, light and mirror, chrome heated towel rail.

### **Second Floor Landing**

Double radiator.

### **Bedroom One**

15'8" x 15'2" (4.78 x 4.64)

Vaulted ceiling, radiator, built in wardrobe cupboards, stunning chapeled styled window with stunning countryside views, sun balcony with brushed steel post and riling and glass, patio area, additional north south balcony with patio with power and light and stunning views towards the South Downs.

### **En-Suite**

Comprising walk in shower with chrome controls and chrome showerhead, glass splashback, wc with concealed cistern, pedestal mounted wash hand basin, obscured glass window to the side elevation, half height wall tiling, chrome heated towel rail, electric shaver point with light and mirror.

### **Bedroom Five**

15'8" x 10'7" (4.80 x 3.23)

Built in wardrobe cupboard, double radiator, window to the front elevation.

### **Outside**

#### **Front Garden**

Off road parking is available on bricked paved driveway and hard standing, low maintenance stone areas.

### **Rear Garden**

Mainly laid to lawn, beautifully landscaped with patio areas suitable for alfresco dining, outside lighting, outside water tap, side gate, fully enclosed with fencing to all sides, timber framed shed to the rear.

### **Garage**

Electrically operated up and over door, power and light.

### **Agents Note**

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.







GROUND FLOOR  
682 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR  
680 sq.ft. (63.1 sq.m.) approx.

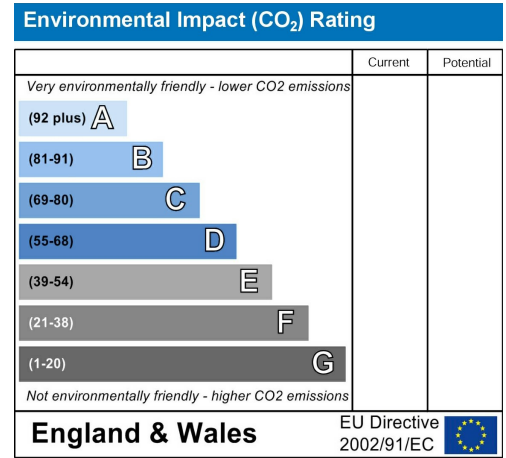
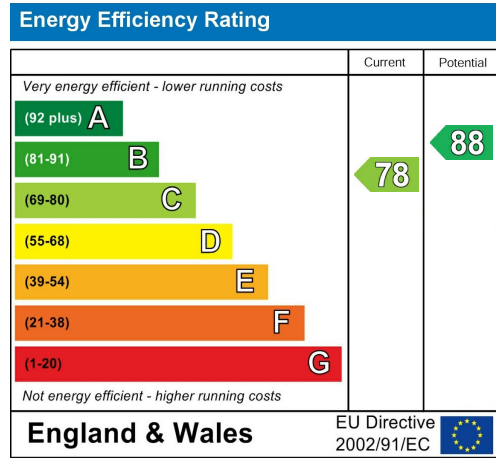
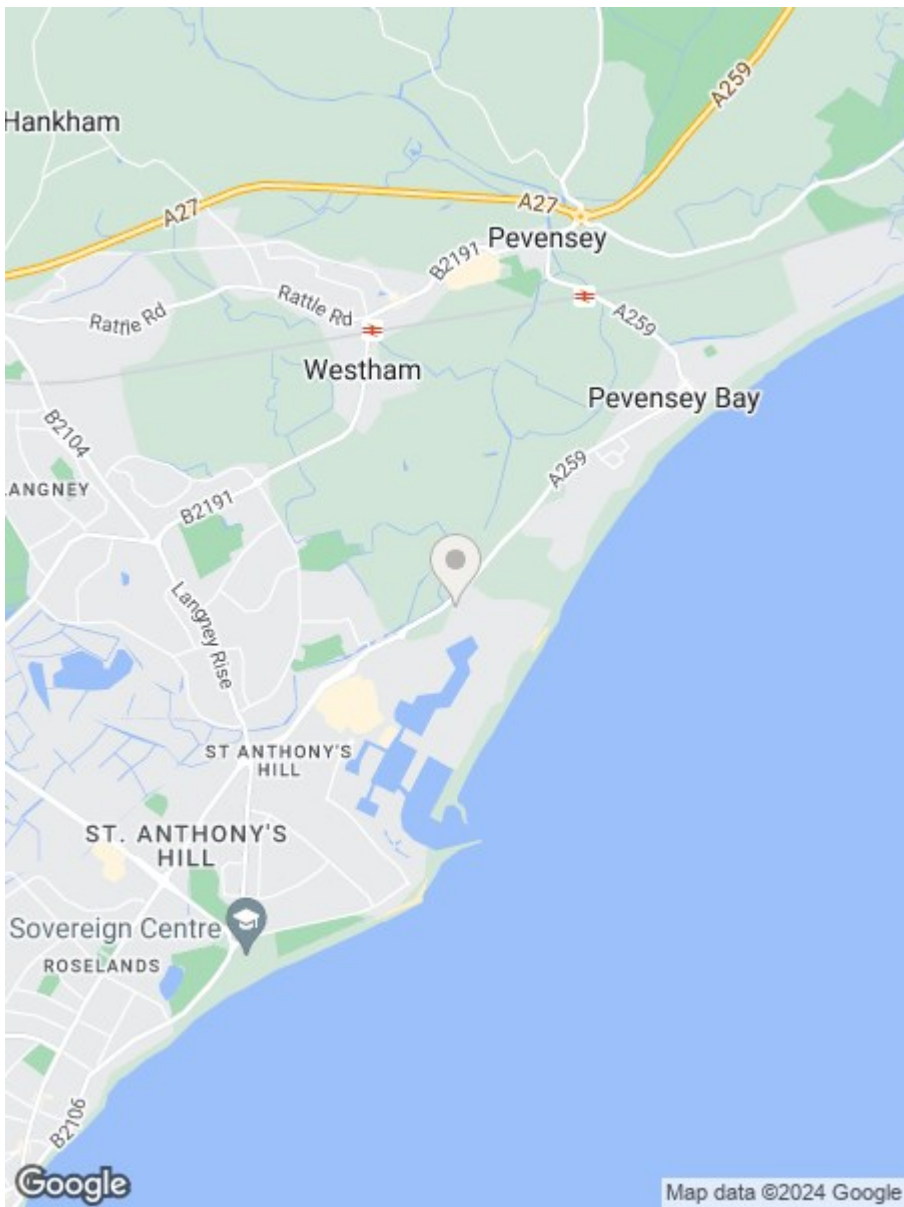


2ND FLOOR  
627 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 1988 sq.ft. (184.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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