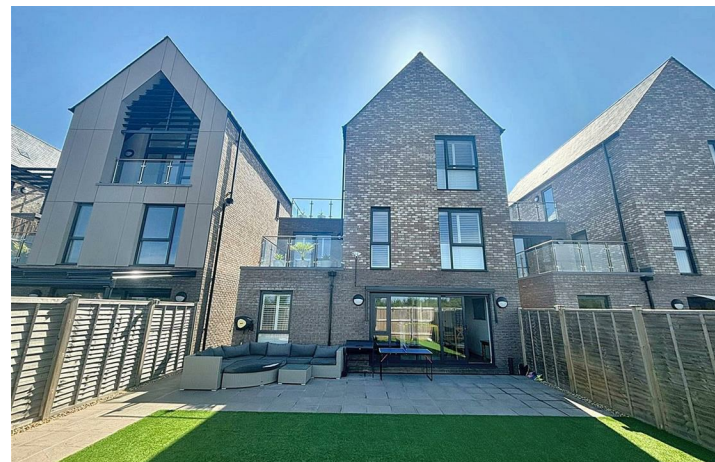
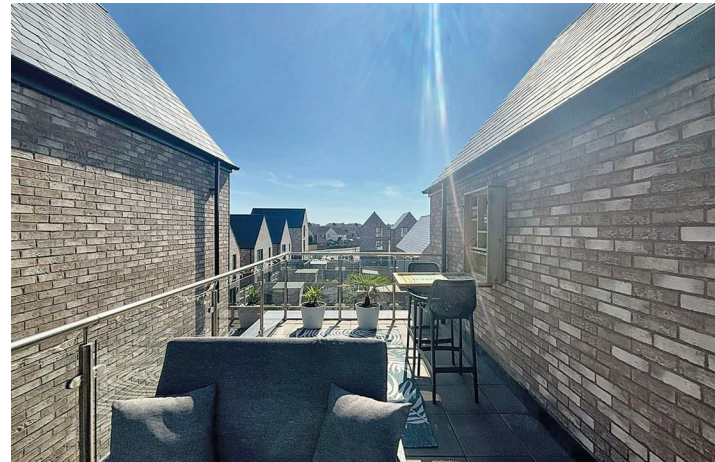


3 Genovesa Way,
Eastbourne, BN23 5BS

Freehold

£625,000



5 Bedroom 2 Reception 3 Bathroom



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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



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TOWN PROPERTY

3 Genovesa Way, Eastbourne, BN23 5BS

Freehold

5 Bedroom 2 Reception 3 Bathroom

£625,000



A beautiful five bedroom detached house built in 2022 with glorious far reaching views of countryside from the rear. Forming part of the popular Sovereign Harbour North Development the house provides spacious and versatile living accommodation with many rooms being double aspect and providing bright and airy space. Arranged over three floors, the ground floor has a stunning kitchen/dining/living room with underfloor heating, wood effect tiled flooring and patio doors opening to the rear garden. There is a ground floor cloakroom and spacious hallway that leads to the first floor. The first floor consists of a second living room that opens onto a wonderful sun terrace that is enclosed by glass and stainless steel balconies. There are three bedrooms, one also opening to the sun terrace and having its own En-Suite shower room. The sun terrace provides views of the countryside and a family bathroom finishes the first floor. The second floor comprises of a further double bedroom and the wonderful master bedroom with its dressing area, en-suite shower room and second larger sun terrace again with stunning views. With easy maintenance gardens a block paved driveway for two vehicles and a double garage. An internal inspection is considered essential to appreciate the merits the house has to offer.

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3 Genovesa Way, Eastbourne, BN23 5BS

£625,000

Main Features

| | |
|----------------------------|--|
| | Entrance Entrance door to- |
| • 5 Bedroom Detached House | Hallway Inset spotlights. Tiled wood effect flooring. Stairs with glass balustrade to first floor. Understairs cupboard. |
| • Ground Floor Cloakroom | Ground Floor Cloakroom WC with concealed cistern. Pedestal wash basin with mixer tap. Part tiled wall. Wood effect floor tiles. Inset spotlights. Extractor fan. |
| • Two Lounge Rooms | Lounge/Dining Room 25'10 x 17'6 (7.87m x 5.33m) Inset spotlights. Wood effect floor tiles with underfloor heating. Double glazed windows and patio doors to the rear opening onto the rear garden |
| • Kitchen/Dining Area | Fitted Kitchen 14'8 x 8'6 (4.47m x 2.59m) Wonderful range of white wall and base units with chrome handles. Marble effect worktops and splashback with inset single drainer sink unit with mixer tap. Built in Zanussi induction hob with coloured glass splashback and stainless steel cooker hood. Eye level electric oven and microwave oven. Space for American Style Fridge Freezer and integrated dishwasher. Plumbing and space for washing machine. Wood effect floor tiles with underfloor heating. Double glazed window to front aspect. |
| • En-Suite Shower Room | Stairs from Ground Floor to First Floor Landing Radiator. Inset Spotlights. Airing Cupboard housing hot water cylinder. Stairs to second floor with glass balustrade. |
| • Family Bathroom | Second Lounge 15'9 x 12'0 (4.80m x 3.66m) Inset Spotlights. Radiator. Double glazed window to rear with wonderful far reaching views over open countryside. Double glazed door to- terrace enclosed with glass and steel balustrades and laid to patios. |
| • Two Sun Terraces | Enclosed Terrace 9'11 x 9'0 (3.02m x 2.74m) With glass and steel balustrades and laid to patios. |
| • Front and Rear Garden | Double Aspect Bedroom 2 15'1 x 8'8 (4.60m x 2.64m) Radiator. Fitted wardrobe with mirrored sliding doors. Door to En-Suite and the sun terrace. Double glazed window to front aspect. |
| • Driveway | En-Suite Shower Cubicle WC with concealed cistern. Pedestal wash basin with chrome mixer tap. Part tiled walls. Chrome heated towel rail. Extractor fan. |
| • Garage | |

Bedroom 3

13'9 x 8'10 (4.19m x 2.69m)
Radiator. Built in double wardrobe. Double glazed window to front aspect.

Bedroom 5

6'9 x 6'3 (2.06m x 1.91m)
Currently used as an office. Radiator. Double glazed window to front aspect.

Family Bathroom

White suite comprising of panelled bath with chrome mixer tap and shower attachment. Shower screen. WC with concealed cistern. Pedestal wash basin with chrome mixer tap. Part tiled walls. Inset spotlights. Chrome heated towel rail. Frosted double glazed window.

Stairs from First Floor to Second Floor

Bedroom 1

15'6 x 12'11 (4.72m x 3.94m)
Wonderful room with double glazed windows to side aspect with glorious far reaching views. Radiator. Dressing area with fitted wardrobe with mirrored sliding doors and doors to the En-Suite and second Sun Terrace.

En-Suite

Walk in shower with rainwater showerhead and further handheld shower. WC with concealed cistern. Pedestal wash basin with chrome mixer tap. Inset spotlights. Extractor fan. Heated towel rail. Frosted double glazed window.

Second Terrace

19'7 x 9'1 (5.97m x 2.77m)
Enclosed with glass and stainless steel balustrade. Laid to patio, the terrace provides glorious far reaching views over open fields.

Bedroom 4

11'7 x 8'8 (3.53m x 2.64m)
Radiator. Built in double wardrobe. Double glazed window to front aspect.

Garage

Up and over door. Power and light.

Outside

Front Garden - A block paved driveway provides off road parking for two vehicles and access to the garage. There is also a small area of lawn.
Rear Garden - The low maintenance rear garden is mainly laid to artificial lawn with a patio seating area. There is outside lighting, tap and gated access to the rear and side.

EPC = B

Council Tax Band = F