






# TOWN PROPERTY



01323 412200

Freehold

 4/5 Bedrooms  2/3 Reception  2 Bathroom

## £495,000



## 6 Madeira Way, Eastbourne, BN23 5UG

Forming part of the exciting marina development, just yards from the waterfront and cafes and restaurants, this imposing detached home has four bedrooms and has been recently externally redecorated. Its generous living accommodation comprises of a study/bedroom 5, a sitting/dining room and a double glazed conservatory. The present owners have installed a stylish fitted kitchen where some appliances are integrated, whilst the cloakroom, en suite and family bathroom/wc have also been replaced and modernised in recent years. The rear garden offers planted borders and areas of decking and lawn, with the side decking giving access to the single garage. This is arranged adjacent to the house and has a driveway in front of it. The stunning beaches and Crumbles complex are within close walking distance and The Haven school is also just yards away. Eastbourne town centre with its mainline railway station with direct trains to London Victoria and comprehensive shopping facilities is approximately one and a half miles distant.

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## Main Features

- **Detached House**
  - **4/5 Bedrooms**
  - **Cloakroom**
  - **Sitting Room & Dining Room**
  - **Double Glazed Conservatory**
  - **Study/Bedroom 5**
  - **Refitted Kitchen**
  - **En-Suite Shower Room/WC to Master Bedroom & Further Luxury Bathroom/WC**
  - **Garden, Driveway & Garage**
  - **CHAIN FREE**
- Reception Hall**  
Two radiators. Understairs storage cupboard.
- Cloakroom**  
Low level WC. Wash hand basin set in vanity unit with cupboards below. Radiator.
- Sitting Room**  
11'9 x 11'5 (3.58m x 3.48m)  
Radiator.
- Dining Room**  
11'3 x 8'7 (3.43m x 2.62m)  
Radiator. Double doors to-
- Double Glazed Conservatory**  
8'11 x 8'7 (2.72m x 2.62m)  
Electric heater. Ceiling fan. Southerly aspect.
- Study/Bedroom 5**  
9'6 x 6'4 (2.90m x 1.93m)  
Radiator.
- Refitted Kitchen**  
14'0 x 9'5 (4.27m x 2.87m)  
Work surfaces with cupboards and drawers under with matching wall cupboards. One and a half bowl inset sink unit with mixer tap. Five ring gas hob with filter hood and electric oven. Space and plumbing for washing machine and dishwasher. Space for American style fridge freezer. Radiator.
- Stairs from Ground to First Floor Landing:**  
Radiator. Cupboard. Access to loft (not inspected).
- Master Bedroom**  
12'6 x 10'10 (3.81m x 3.30m)  
Fitted wardrobes. Radiator.
- En-Suite Shower Room/WC**  
Shower unit. Wash hand basin with mixer tap set in vanity unit with cupboards under. Low level WC. Radiator.
- Bedroom 2**  
10'0 x 9'9 (3.05m x 2.97m)  
Radiator. Fitted wardrobes.
- Bedroom 3**  
8'8 x 7'9 (2.64m x 2.36m)  
Radiator.
- Bedroom 4**  
8'10 x 6'5 (2.69m x 1.96m)  
Radiator. Fitted wardrobes.
- Luxury Bathroom/WC**  
Panelled bath with mixer tap and shower attachment. Wash hand basin set in vanity unit with cupboards below. Low level WC.
- Outside**  
There are fenced front and rear gardens. The rear gardens are laid to lawn and have a decking which extends along the side.
- Parking**  
A single garage is located adjacent to the house at the front and is approached via a driveway. There is a personal door to the rear garden.
- Council Tax Band = E**
- EPC = C**

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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.