



40 Madeira Way, Eastbourne, BN23 5UJ

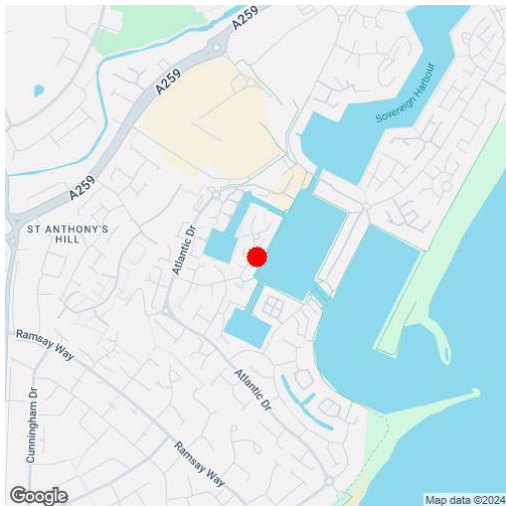
Price £280,000 | Share of Freehold

 **Leaper
Stanbrook**

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A well presented two bedroom first floor flat located on the popular South harbour boasting views of the inner harbour with the sea beyond and benefiting from sun balcony and allocated secure parking space. Accommodation comprises communal entrance hall, stairs and passenger lift to first floor, private entrance hall, sitting room with adjoining dining area, modern kitchen with range of work surface and matching wall and base units, bathroom and two excellent size bedrooms one of which enjoys the benefit of an en-suite shower room. There is a pleasant balcony overlooking the inner harbour as well as the convenience of an allocated parking space within the secure undercroft car park. The property is double glazed and has gas central heating (a new boiler was installed 2 years ago). Madeira Way is just a short walk from the variety of restaurants, bars and cafes the harbour has to offer and the Crumbles Retail Park with its selection of high street stores and supermarket is also close by.





At a Glance:

- Two double bedroom first floor flat
- Popular South harbour location
- Views overlooking the inner harbour
- Spacious sitting room with adjoining dining area
- Modern kitchen
- Bathroom
- En-suite shower room
- Balcony
- Secure allocated parking space
- Double glazing and gas central heating

Accommodation:

COMMUNAL ENTRANCE HALL

STAIRS & LIFT TO FIRST FLOOR

PRIVATE ENTRANCE HALL

SITTING ROOM

14'3" (4.34m) x 12'4" (3.76m)

DINING AREA

11'11" (3.63m) x 9'6" (2.9m)

SUN BALCONY

With views of inner harbour

KITCHEN

8'5" (2.57m) x 8'0" (2.44m)

BEDROOM 1

11'6" (3.51m) x 8'10" (2.69m)

EN-SUITE SHOWER ROOM

BEDROOM 2

11'6" (3.51m) x 8'6" (2.59m)

BATHROOM

UNDERCROFT PARKING SPACE

LEASE:

Remainder of 999 years

MAINTENANCE:

£900 half yearly

GROUND RENT:

n/a

PETS:

Allowed

SUB-LETTING:

Allowed

COUNCIL TAX:

Band 'D'

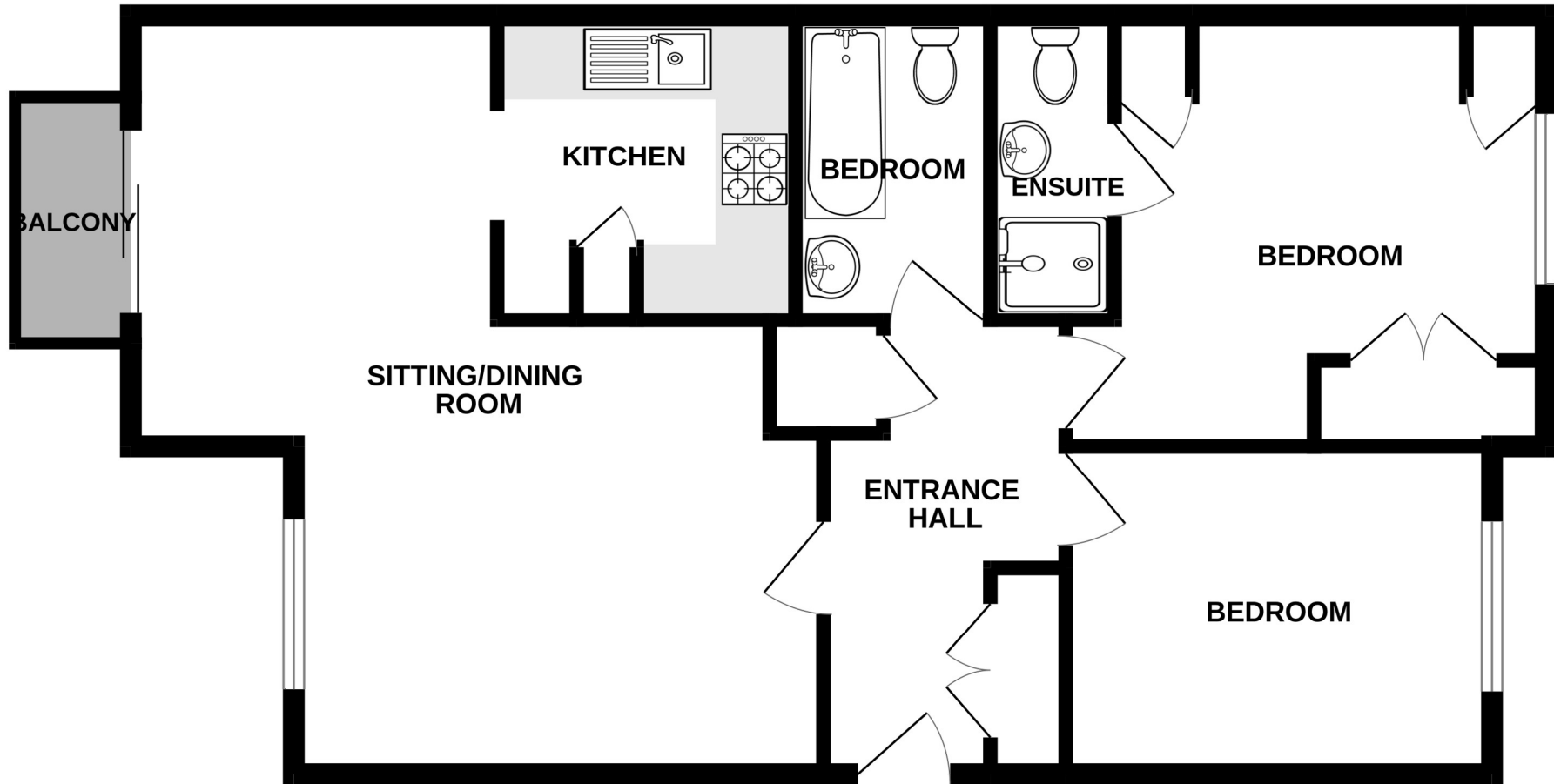
EPC:

'C'

(All details concerning the terms of the Lease & outgoings are subject to verification)



FIRST FLOOR



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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 **Leaper
Stanbrook**

5 Gildredge Road, Eastbourne BN21 4RB
01323 416716

28 Meads Street, Eastbourne BN20 7QY
01323 737962

website
www.leaperstanbrook.co.uk

email
sales@leaperstanbrook.co.uk