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77 Madeira Way, Sovereign Harbour South, Eastbourne, East Sussex, BN23 5UL
Guide Price £375,000 Freehold

Situated within the highly sought-after South Harbour development, THIS ATTRACTIVE THREE BEDROOM SEMI DETACHED HOME is located in Madeira Way offering well presented and versatile accommodation, ideally suited to modern family living. The property features a spacious and welcoming layout, with bright, naturally light rooms providing excellent scope for both relaxation and entertaining. Further benefits include a garage, offering secure parking and valuable additional storage. Ideally positioned close to local amenities, schools, the harbour and scenic coastal walks, this appealing home combines a peaceful setting with convenient access to Eastbourne's wider attractions. An excellent opportunity for families or those seeking a well-located home within this desirable development.



The property is conveniently located being within walking distance of local bars and restaurants within the Sovereign Retail Park. Eastbourne's town centre with its comprehensive shopping facilities, mainline railway station, theatres and seafront is approximately three and a half miles distant.

*** ENTRANCE HALL * CLOAKROOM/WC * SITTING ROOM * KITCHEN/DINING ROOM * LANDING * MASTER BEDROOM WITH EN-SUITE SHOWER ROOM/WC * TWO FURTHER BEDROOMS * FAMILY BATHROOM/WC * ON SITE GARAGE * DRIVEWAY PARKING * GARDENS TO REAR * VACANT POSSESSION OFFERED ***





The accommodation
Comprises:
Front door to:

ENTRANCE HALL
With solid light oak flooring, understairs storage cupboard, radiator.

CLOAKROOM/WC
With a white suite comprising low level wc, pedestal hand wash basin, radiator, obscure upvc window to front.

SITTING ROOM
16'5 x 11'2 (5.00m x 3.40m)
With upvc windows to front, coved ceiling, dado rail, casement doors, television point.

KITCHEN/DINING ROOM
17'10 x 11'3 (5.44m x 3.43m)
With a comprehensive range of Maple effect matching eye and base level units with complimentary moulded rolled top worktop surfaces over with inset one and a half bowl sink unit with chrome mixer tap . Four burner gas hob with extractor above and electric oven below, plumbing and space for washing machine, dishwasher, fridge freezer upvc windows to rear. Spacious dining area with solid light oak flooring throughout, double glazed French doors opening to rear garden.

Stairs rising from hallway to:

FIRST FLOOR LANDING
Hatch to loft, airing cupboard with copper lagged tank, immersion switch and slatted shelving.

MASTER BEDROOM
14'4 maximum x 10'1 (4.37m maximum x 3.07m)
With upvc Georgian bar windows to front with distant inner harbour views, radiator, television point.

EN-SUITE SHOWER ROOM/WC
With a fully tiled shower cubicle with Mira Vigour electric shower unit over, low level wc, pedestal hand wash basin, heated towel rail, extractor half tiled wall surround.

BEDROOM TWO
10'6 x 10'1 (3.20m x 3.07m)
With upvc windows to rear, radiator.

BEDROOM THREE
9'10 x 7'6 (3.00m x 2.29m)
With upvc windows to front with distant inner harbour views, radiator.

FAMILY BATHROOM/WC
7'8 x 6'2 (2.34m x 1.88m)
With a white suite comprising panelled bath with chrome mixers and shower attachment over, vanity hand wash basin with monobloc mixers, low level wc, extractor obscure upvc windows to front.

ON SITE GARAGE
17'7 x 8'8 (5.36m x 2.64m)
With up and over door power and light, upvc door to rear for access.

DRIVEWAY PARKING
For one vehicle.

GARDENS TO REAR
With a sunny westerly aspect principally laid to lawn with close boarded fencing to sides and rear.

COUNCIL TAX BAND:
Council Tax Band - 'D' Eastbourne Borough Council.

N.B
Sovereign Harbour (Sea Defences) annual estate rent charge - £401.32 for 2026.

BROADBAND AND MOBILE PHONE CHECKER:
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

FOR CLARIFICATION:
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

OPENING HOURS
We are open:-
8:45am - 5:45pm weekdays
9:00am - 5:30pm Saturdays

VIEWING ARRANGEMENTS:
All appointments are to be made through TAYLOR ENGLEY.













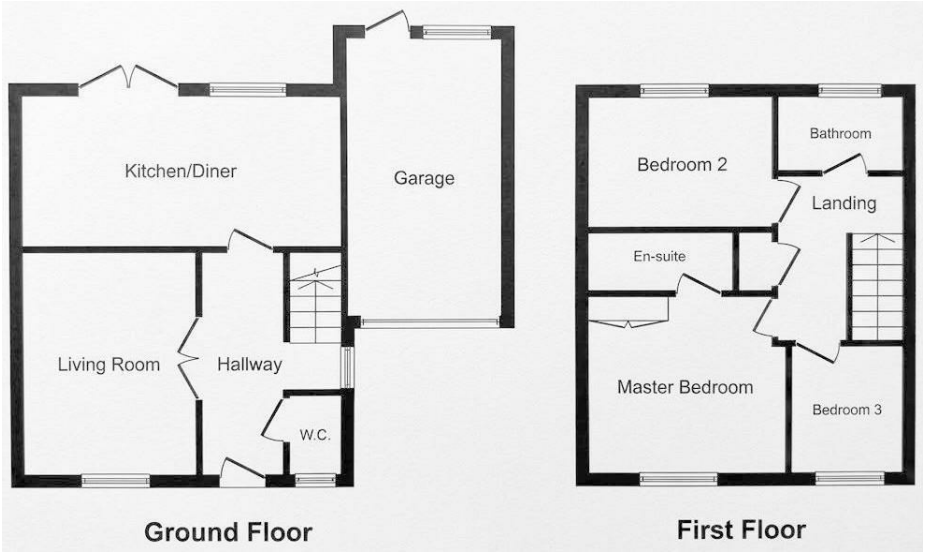

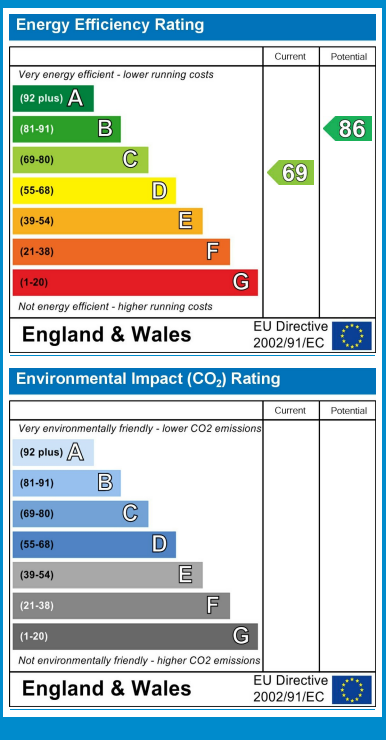

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed. Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
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