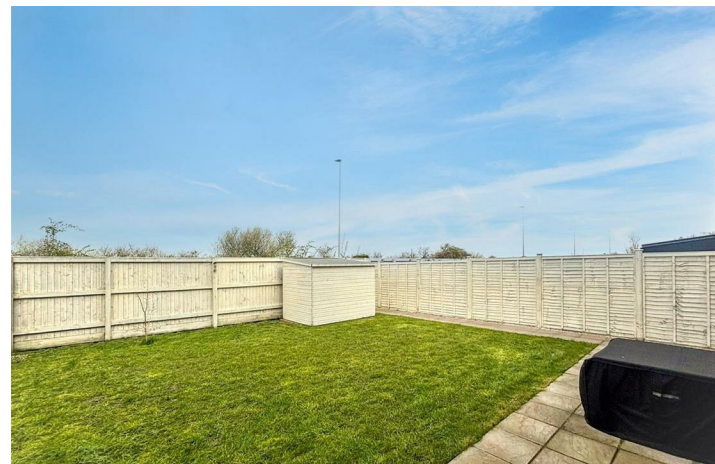
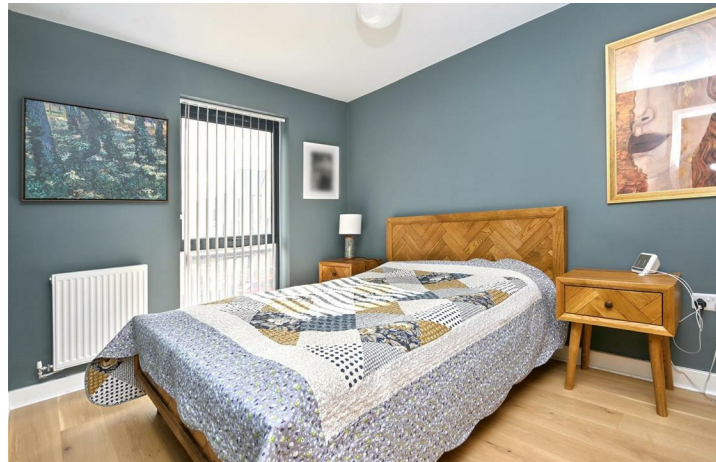


4 Genovesa Way,  
Eastbourne, BN23 5BS

Freehold

Guide Price  
£620,000 - £640,000



4/5 Bedroom 1/2 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.



TOWN PROPERTY

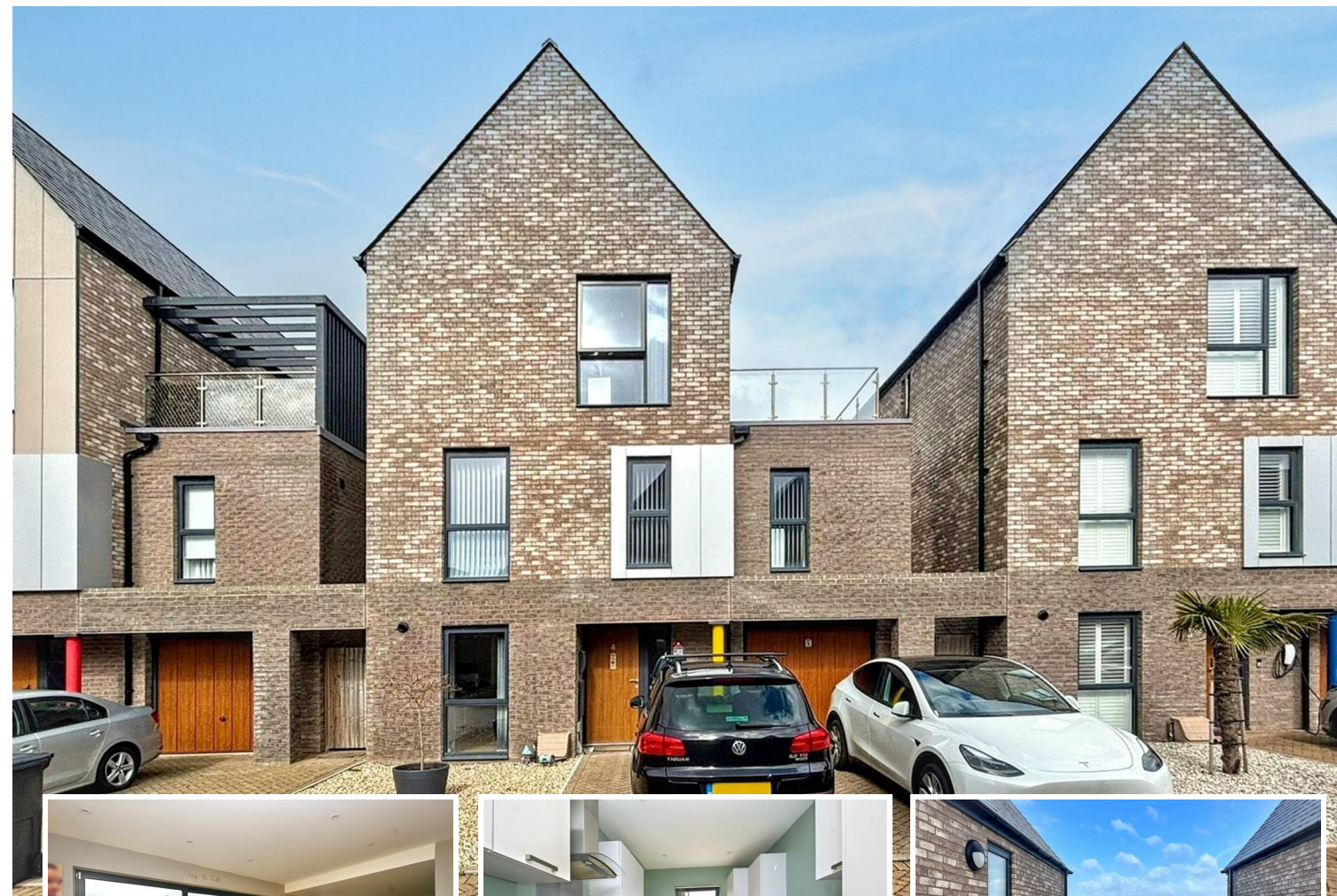


01323 412200

Freehold

Guide Price  
£620,000 - £640,000

4/5 Bedroom 1/2 Reception 3 Bathroom



4 Genovesa Way, Eastbourne, BN23 5BS

\*\*\*GUIDE PRICE £620,000 to £640,000\*\*\*

A beautiful four/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, engineered hardwood 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 a glass and stainless steel balustrade. There are two bedrooms, one also opening to the sun terrace and having its own En-Suite shower room. The sun terrace provides views over open fields and a family shower room and study finishes the first floor. The second floor comprises of a further bedroom and the wonderful master bedroom with its dressing area, En-Suite shower room and second larger sun terrace again with stunning views. The property also features an easy to maintain rear garden, a block paved driveway for two vehicles and a garage. Eastbourne's vibrant marina is only a few minutes walk away, with The Crumbles retail park and the seafront also close by. An internal inspection is considered essential to appreciate the merits the house has to offer.

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## 4 Genovesa Way, Eastbourne, BN23 5BS

# Guide Price

## £620,000 - £640,000

## Main Features

- CHAIN FREE 3 Storey Detached Townhouse
- 4/5 Bedrooms
- Ground Floor Cloakroom
- 'L' Shaped Lounge/Dining Room
- Kitchen
- Lounge with Wonderful Far Reaching Views Over Open Fields
- Two En Suite Shower Rooms/WC & Family Shower Room/WC
- Lawn & Patio Rear Garden
- Driveway & Garage
- Close to Seafront & Eastbourne's Vibrant Marina

Entrance  
Front door into-

Hallway  
Inset spotlights. Stairs to first floor. Understairs cupboard.

Ground Floor Cloakroom  
Low level WC with concealed cistern. Pedestal wash hand basin with mixer tap. Part tiled walls. Extractor fan. Inset spotlights. Tiled flooring.

'L' Shaped Lounge/Dining Room  
25'6 x 17'8 (7.77m x 5.38m)  
Underfloor heating. Inset spotlights. TV point. Double glazed window to rear aspect. Double glazed patio doors to garden.

Kitchen  
14'7 x 8'8 (4.45m x 2.64m)  
Fitted range of white wall and base units, worktop with inset single drainer sink unit and mixer tap. Built in four ring gas hob with extractor above. Eye level double electric oven. Integrated washing machine and dishwasher. Inset spotlights. Underfloor heating. Double glazed window to front aspect.

Stairs from Ground to First Floor Landing  
Airing cupboard housing hot water cylinder.

Lounge  
15'7 x 12'3 (4.75m x 3.73m)  
Radiator. Inset spotlights. Double glazed door to sun terrace. Two double glazed windows to front aspect with far reaching views over open fields. This could easily be converted into a fifth bedroom.

Bedroom 2  
13'11 x 9'0 (4.24m x 2.74m)  
Radiator. Fitted wardrobes with mirrored doors. Double glazed windows to front and rear aspect. Double glazed door to sun terrace. Door to-

En Suite Shower Room/WC  
White suite comprising of shower cubicle. Low level WC with concealed cistern. Pedestal wash hand basin with mixer tap. Heated towel rail. Part tiled walls. Extractor fan.

Sun Terrace  
9'11 x 9'0 (3.02m x 2.74m )  
Laid to patio with stainless steel and glass balustrades and wonderful views over open fields.

Bedroom 4  
11'9 x 8'10 (3.58m x 2.69m )  
Radiator. Built in double wardrobe. Double glazed window to front aspect.

Study  
6'7 x 6'3 (2.01m x 1.91m)  
Radiator. Double glazed window to front aspect.

Shower Room/WC  
White suite comprising of walk in shower cubicle. Low level WC with concealed cistern. Pedestal wash hand basin with mixer tap. Heated towel rail. Part tiled walls. Frosted double glazed window.

Stairs from First to Second Floor Landing  
Radiator.

Bedroom 1  
15'4 x 12'11 (4.67m x 3.94m)  
Two radiators. Separate dressing area with two fitted wardrobes with mirrored sliding doors. Wonderful dual aspect room with a double glazed window to front aspect with far reaching views over open fields and a double glazed door to a second sun terrace. Door to-

En Suite Shower Room/WC  
White suite comprising of walk in shower cubicle. Low level WC with concealed cistern. Pedestal wash hand basin with mixer tap. Heated towel rail. Part tiled walls. Extractor fan. Frosted double glazed window.

Sun Terrace  
19'3 x 8'11 (5.87m x 2.72m)  
Laid to patio with stainless steel and glass balustrades and wonderful views over open fields.

Bedroom 3  
15'4 x 8'7 (4.67m x 2.62m)  
Built in wardrobe. Radiator. Double glazed window to front aspect.

Outside  
The rear garden is laid to lawn and patio with gated rear and side access.

Parking  
To the front there is off road parking and access to the-

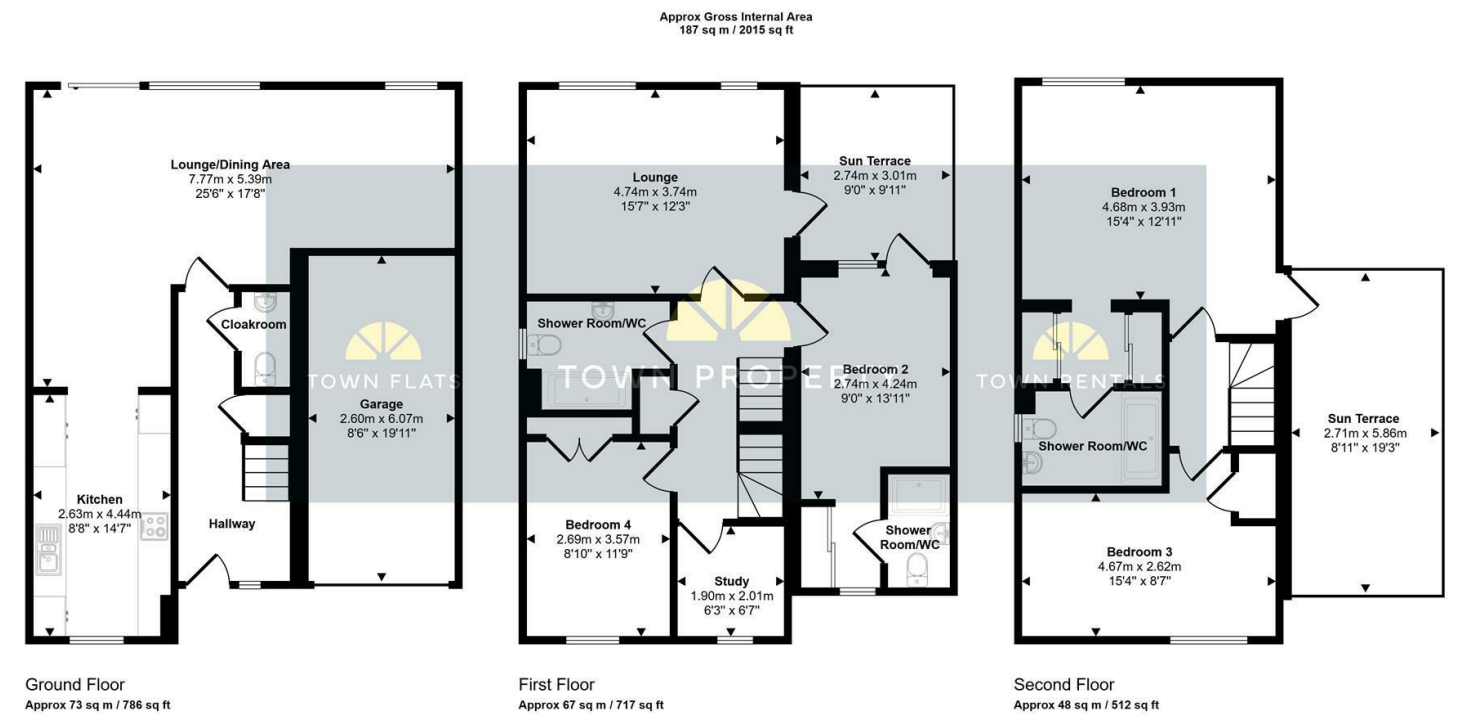
Garage  
19'11 x 8'6 (6.07m x 2.59m)  
Up and over door.

COUNCIL TAX BAND = F

EPC = B

## AGENTS NOTE:

There is an annual Sovereign harbour/marina charge which amounts to approximately £250 per annum. There is also a Macauley place maintenance charge which amounts to approximately £300 per annum.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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