



**41 Madeira Way, South Harbour,
Eastbourne, BN23 5UL
£495,000**

Rager & Roberts



41 Madeira Way, South Harbour, Eastbourne, BN23 5UL

A beautifully presented 4 bedroom waterfront house commanding glorious views over the inner harbour.

reception hall • cloakroom with wc • 20' kitchen/family dining room • aluminium conservatory • 18' sitting room • 4 bedrooms including master bedroom suite with refitted shower room • luxurious family bathroom/wc • gas fired central heating • garden • garage and off road parking.

Description

A beautifully presented 4 bedroom waterfront house commanding glorious views over the inner harbour. The property has been substantially improved by the present owners and now affords a luxuriously refitted family bathroom/wc, a refitted kitchen/dining room and a pitched roof conservatory securing a lovely aspect over one of the most attractive parts of the marina. An inspection is strongly recommended.

Location

The property sits immediately adjacent to the waterfront with lovely harbour views. The harbour is much sought after with easy access to a range of local shopping facilities as well as popular restaurants. Eastbourne provides a wide range of amenities including theatres and main line rail services to London Victoria and to Gatwick. Apart from sailing sporting facilities in the Eastbourne area include 3 principal golf courses as well as access to miles of scenic downland countryside.

Front door to

Reception Hall with radiator.

Cloakroom refitted and comprising wc, wash basin with cupboards below, fully tiled walls and floor, radiator.

Spacious Kitchen/Family Dining Room 20'2"x11'4" (6.15mx3.45m) maximum approximate measurement of the irregular shaped room and commanding a fine view over the garden to the adjacent water front. Luxuriously equipped with extensive range of working surfaces with drawers and cupboards below and matching range of wall

cabinets over, one and a half bowl sink unit with mixer tap, integrated appliances include the electric eye level fan oven and microwave, gas hob with filter hood over, integrated fridge/freezer, wine fridge, washing machine, tumble dryer and dishwasher, double doors give access to

Conservatory 12'10"x10' (3.9mx3.05m) with pitched roof and affording a lovely aspect over the garden to the inner harbour beyond, sliding patio doors give access to the garden.

The modern glass panelled staircase rises to the **First Floor Landing** with 2 radiators and views of the harbour.

Sitting Room 18'2"x10'7" (5.54mx3.23m) and affording a double aspect with harbour views, radiator, double doors give access to

Balcony which secures a south westerly aspect and views to the harbour.

Master Bedroom suite comprising Bedroom 1 14'2"x9'10" (4.32mx3m) approximately and excluding the depth of the built in wardrobe cupboards, further fitted wardrobe cupboards, harbour views, radiator, door to

Refitted en suite Shower Room with white suite comprising shower unit with electric shower, wc, wash basin, fully tiled heated towel rail.

The staircase continues to the **Second Floor Landing** and securing fine harbour views, radiator.

Bedroom 2 14'2"x9'10" (4.32mx3m) approximate measurements and securing glorious views over the inner harbour, radiator.

Bedroom 3 11'x9'2" (3.35mx2.8m) with radiator.

Bedroom 4 8'6"x7'7" (2.6mx2.3m) including the depth of the range of fitted wardrobe cupboards, radiator.

Spacious Family Bathroom luxuriously fitted with white suite comprising panelled bath with shower over, wc, wash basin set into vanity unit with cupboards below, fully tiled walls and floor, heated towel rail, deep storage cupboard housing the hot water cylinder.

Outside

There is a wide attractively arranged courtyard style garden at the rear which provides delightful views over the adjacent water front. The garden is laid to paving and shingle for ease of maintenance. The walled rear garden also secures a south westerly aspect ensuring a good degree of available sunshine. Timber shed, gated side access.

Integral Garage 17'9"x10'8" (5.4mx3.25m) with up and over door, light and power points and personal door to the rear garden.

The forecourt provides off road parking space.

Tenure
Freehold

TOWN CENTRE OFFICE

36 Cornfield Road
 Eastbourne BN21 4QH
 Tel: 01323 430133
 Fax: 01323 430144

OLD TOWN OFFICE


117 Green Street
 Eastbourne BN21 1RS
 Tel: 01323 419911
 Fax: 01323 641941

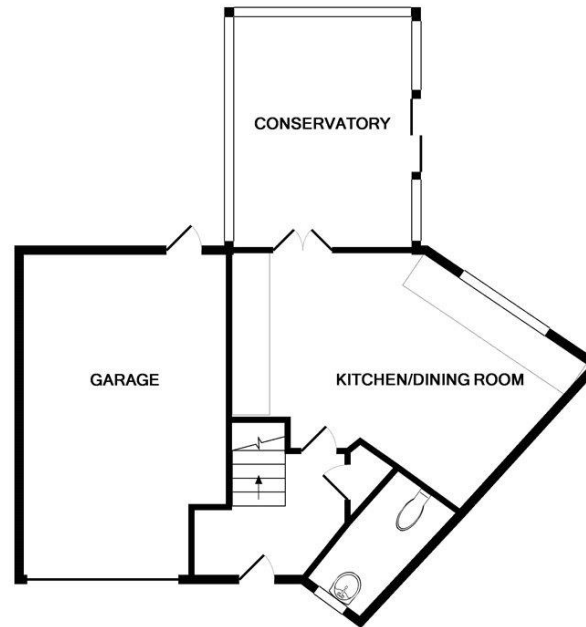
ALFRISTON

1 North Street
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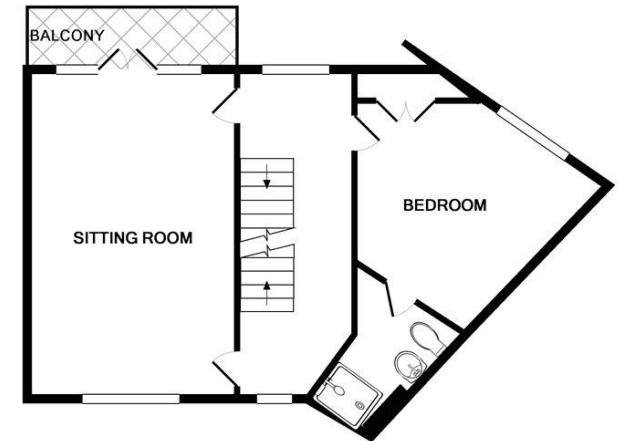
e-mail: sales@ragerroberts.co.uk

website: www.ragerroberts.co.uk

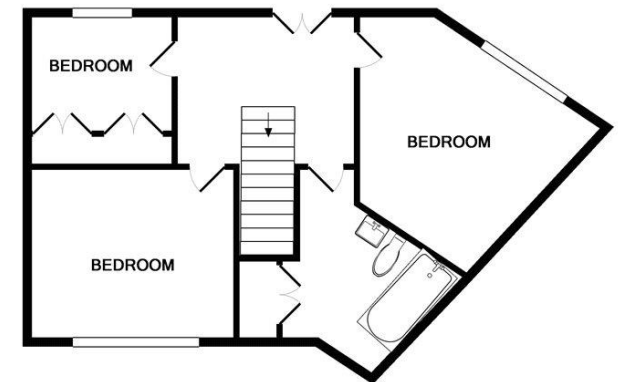
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



2ND FLOOR

THIS PROPERTY HAS WALLS AT ANGLES AND MAY NOT SHOW EXACT ON THE PLAN.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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We have not carried out a structural survey nor checked boundaries or tested any apparatus, equipment, fixtures, fittings or services and cannot guarantee that they are in working order or fit for their purpose. All photographs, measurements, floor plans and distances referred to are given as an approximate guide only and should not be relied upon. Measurements indicate the approximate maximum dimensions of any room and can include window bays, wardrobe cupboards and recesses. We have not checked the legal documents to verify the freehold/leasehold status of the property.