



1 Macauley Drive, Eastbourne, BN23 5BU

Price £470,000 | Freehold

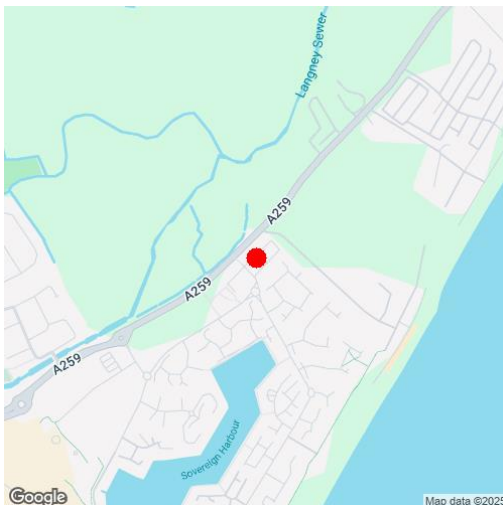
**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962



A recently constructed four bedroom detached house of contemporary design providing well proportioned open-plan living space with full-width sling patio doors opening onto the southwesterly facing rear garden. The generous living room opens into a 20' kitchen fitted with a comprehensive range of wall and base units beneath contrasting work surfaces. Intergrated appliances include a Zanussi gas hob and oven. Samsung washing machine and a Zanussi dishwasher and fridge/freezer. The principal bedroom has a beautifully appointed en-suite shower room, whilst the other double bedroom and two single bedrooms are served by an equally well appointed family bathroom with both a bath and shower cubicle. The sunny rear garden has a patio area with pergola and an area of lawn enclosed by close boarded fencing. There is a car port with parking for two/three vehicles at the side of the house with an EV charging point. Located in the North Harbour area, the waterfront amenities are within a few hundred yards, whilst a number of supermarkets are in the immediate vicinity.







### At a Glance:

- Recently constructed detached house
- Four bedrooms
- Contemporary open-plan living space
- Two bath/shower rooms (one en-suite)
- Parking for up to three vehicles
- Southwesterly facing gardens
- Gas central heating
- Sealed unit double glazing

### Accommodation:

#### HALL

#### CLOAKROOM/WC

#### SITTING/DINING ROOM

15'9" (4.8m) x 15'6" (4.72m)

#### KITCHEN

20'9" (6.32m) x 8'6" (2.59m)

#### FIRST FLOOR LANDING

#### PRINCIPAL BEDROOM

13'9" (4.19m) x 9'0" (2.74m)

#### EN-SUITE SHOWER ROOM

#### BEDROOM 2

9'0" (2.74m) x 8'6" (2.59m)

#### BEDROOM 3

10'0" (3.05m) x 5'6" (1.68m)

#### BEDROOM 4

6'6" (1.98m) x 5'6" (1.68m)

#### FAMILY BATHROOM

#### OUTSIDE

#### GARDENS

#### CAR PORT

and parking space

#### EPC

Band B

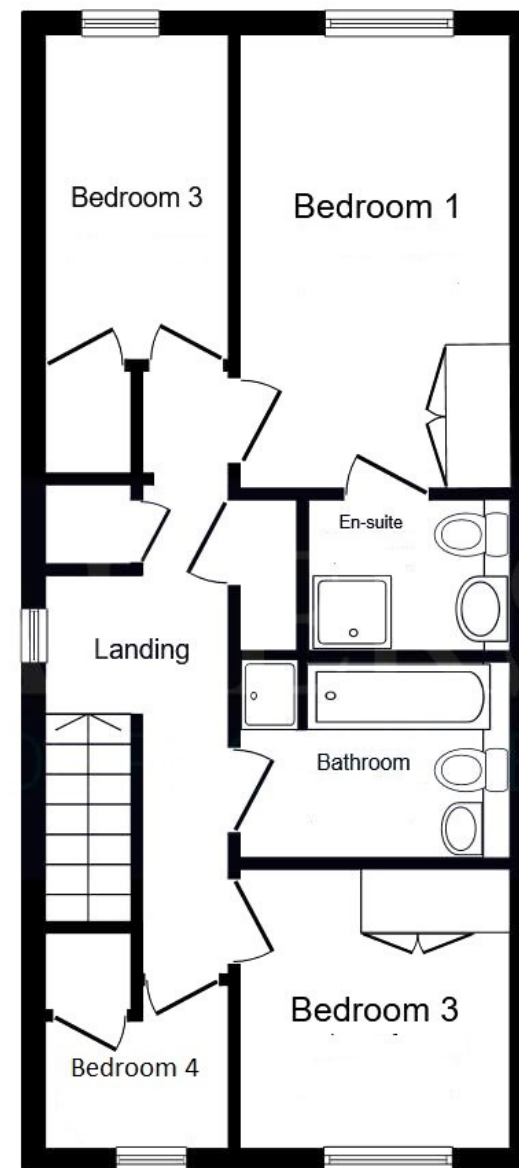
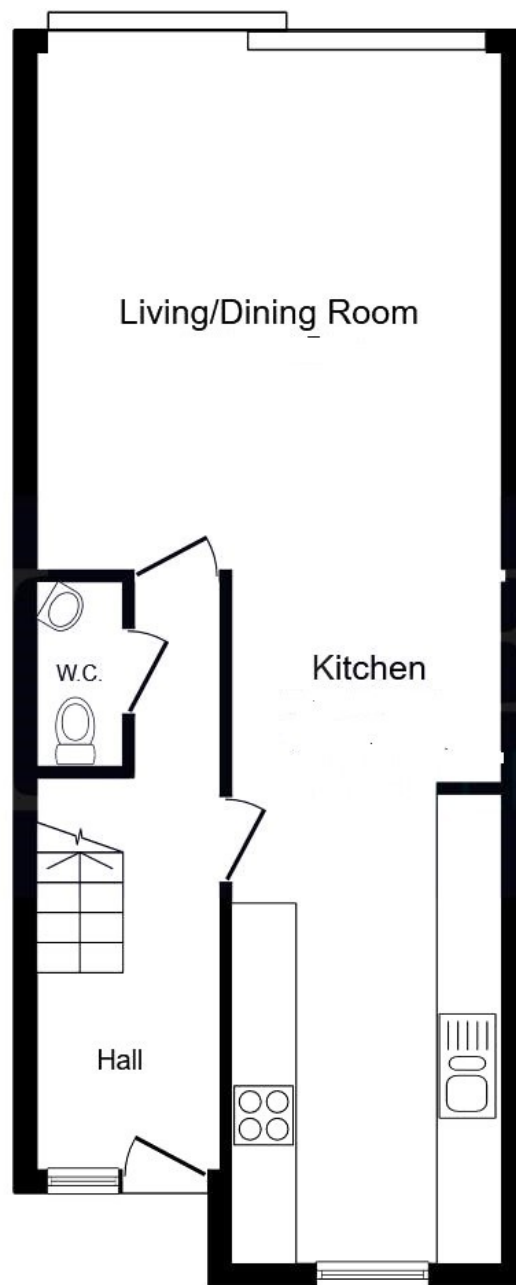
#### COUNCIL TAX

Band E

#### HARBOUR CHARGE

To be confirmed





Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

**LS** Leaper  
Stanbrook

5 Gildredge Road, Eastbourne BN21 4RB  
**01323 416716**

28 Meads Street, Eastbourne BN20 7QY  
**01323 737962**

[www.leaperstanbrook.co.uk](http://www.leaperstanbrook.co.uk) <sup>website</sup>

[sales@leaperstanbrook.co.uk](mailto:sales@leaperstanbrook.co.uk) <sup>email</sup>