



9 Macauley Drive, Eastbourne, BN23 5BU

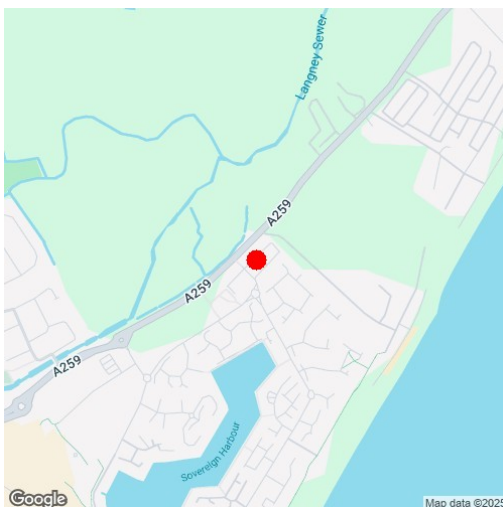
Offers in Excess of £650,000 | Freehold

LS Leaper
Stanbrook

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MEADS STREET OFFICE
01323 737962

An immaculately presented recently constructed five bedroom detached house boasting contemporary living which is presented to an exceptional standard. This stunning home is located within the popular North harbour development and enjoys bright and spacious accommodation arranged over three floors. This fine home boasts a number of features and benefits which include stylish fitted window shutters throughout, contemporary wooden staircase with glass inserts, low maintenance flooring to the ground floor with the benefit of underfloor heating, fully carpeted first and second floors, pleasant countryside views, driveway for up to 3 vehicles and EV charger. The property enjoys accommodation comprising spacious entrance hall, gorgeous kitchen with range of matching wall and base units along with areas of work surface complemented by coloured glass splash backs, the kitchen has a range of integral appliances such as double oven, fridge freezer, four ring gas hob and dishwasher. There is a large open plan sitting/dining room with inset spotlights and pleasant outlook over the rear garden. Stairs rise from the entrance hall to the first floor with landing where there is a family room/bedroom, two further bedrooms, one of which has an en-suite shower room, useful study and main family bathroom. There is a large terrace with open views across countryside which is accessed via the sitting room and one of the bedrooms. To the top floor there are a further two double bedrooms with the master bedroom suite boasting an en-suite shower room, balcony and large roof terrace both of which enjoy open countryside views. The other bedroom on this floor is used as a dressing room and has a fitted dressing table as well as drawers and cupboards. The property enjoys gardens to both front and rear with the rear garden being of particular note with a large patio seating area with covered glass canopy, area of artificial grass, further decked seating area, covered hot tub and two outdoor power points. There is an excellent size integral garage which has been split to provide a useful utility room but still keeping a good size area for storage and with a brand new electric roller door. The driveway has been slightly widened to provide parking for 3 vehicles. The property is conveniently located within easy reach of the variety of cafes, restaurants and amenities that the harbour has to offer and the nearby Crumbles retail park boasts a number of high street stores, a supermarket and a gym. An internal viewing is highly recommended to appreciate the many merits of this fine property.





At a Glance:

- Beautifully presented detached family home
- Popular north harbour development
- Modern fitted kitchen with integral appliances
- Large open plan sitting/dining room
- Family bathroom and 2 en-suites
- 2 roof terraces plus balcony
- Low maintenance rear garden with hot tub
- Garage and utility room with electric roller shutter door
- Fitted window shutters
- Driveway

Accommodation:

ENTRANCE HALL

SITTING/DINING ROOM
25'8" (7.82m) Max x 17'8" (5.38m) Max

KITCHEN
14'7" (4.45m) x 8'2" (2.49m)

WC

FIRST FLOOR LANDING

FAMILY ROOM/BEDROOM
15'6" (4.72m) x 12'6" (3.81m)

TERRACE

BEDROOM TWO
13'9" (4.19m) x 0" (0m)

BEDROOM FOUR
11'2" (3.4m) x 8'9" (2.67m)

STUDY
6'6" (1.98m) x 6'3" (1.91m)

FAMILY BATHROOM

SECOND FLOOR LANDING

BEDROOM ONE
15'6" (4.72m) x 15'2" (4.62m) Max

EN-SUITE SHOWER ROOM

BALCONY

ROOF TERRACE

BEDROOM THREE
15'6" (4.72m) x 9'9" (2.97m)

FRONT AND REAR GARDENS

GARAGE

UTILITY ROOM

DRIVEWAY

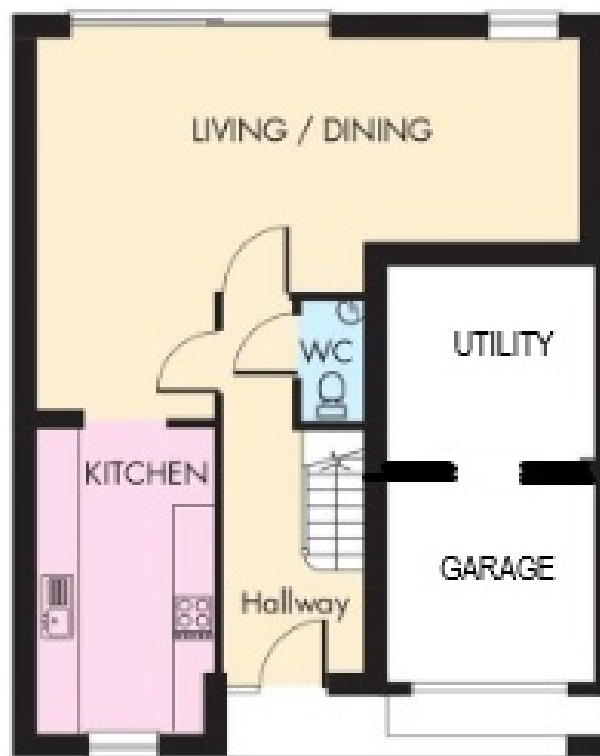
EPC

B

COUNCIL TAX

F





GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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.

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