



25 Macauley Drive, Eastbourne, BN23 5BU

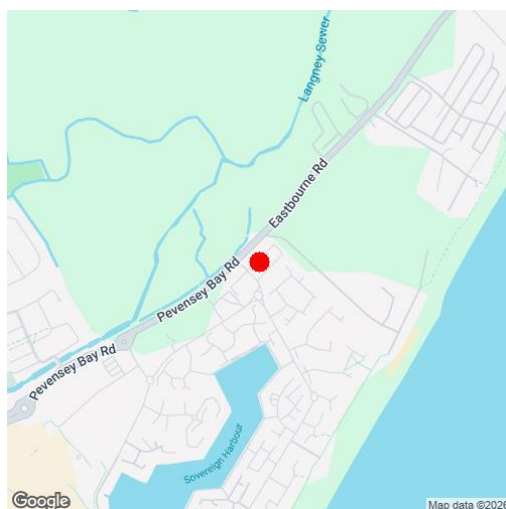
Price £635,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

An exceptionally well presented and recently constructed five bedroom detached house boasting contemporary open plan living located within the popular North Harbour development. This beautiful home boasts bright and spacious accommodation arranged over three floors comprising entrance hall, ground floor WC, modern fully fitted kitchen opening to a large open plan sitting/dining room, a stylish staircase with glass inserts rise to a first floor with landing where there is a family room/bedroom, two further bedrooms, one benefiting from an en-suite shower room, a useful office/study, family bathroom and large terrace with open views across countryside accessed via the family room and also one of the bedrooms. A further staircase with glass inserts lead to the top floor where there are a further two double bedrooms with the master bedroom suite boasting a vaulted ceiling, stylish en-suite shower room, fitted wardrobes plus a balcony and a large roof terrace both of which enjoy open countryside views. The property enjoys private gardens and has one of the larger gardens on the site with raised beds for easy to maintain yet picturesque planting and small pond both of which are beneficial for wildlife. There is an excellent size integral garage with driveway in front for two vehicles. The property is 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. There is a pleasant and short walk to the seafront along a quiet lane and the property boasts views towards the South Downs, Pevensey Castle, Pevensey Levels and a partial sea view from the balcony and top bedroom. The development was built with eco credentials in mind with an 'ecology area' set aside to the East of property in addition to the property having the benefit of 16 solar panels. Additional benefits include double glazing and gas central heating.





At a Glance:

- Stunning contemporary detached house
- Popular north Harbour
- Easy reach of seafront, shops and harbour
- Spacious accommodation throughout
- Private gardens plus 2 terraces and a balcony
- Views towards the South Downs, Pevensey Castle, Pevensey Levels and a partial sea view.
- Fully fitted kitchen
- Solar panels

Accommodation:

EN-SUITE SHOWER ROOM

SITTING/DINING ROOM
25'9" (7.85m) x 17'8" (5.38m)

KITCHEN
14'7" (4.45m) x 8'4" (2.54m)

WC

FIRST FLOOR LANDING

FAMILY ROOM/BEDROOM
15'6" (4.72m) x 12'2" (3.71m)

BEDROOM 2
19'4" (5.89m) Max x 9'1" (2.77m)

EN-SUITE SHOWER ROOM

BEDROOM 4
11'5" (3.48m) x 8'9" (2.67m)

STUDY/OFFICE
6'5" (1.96m) x 6'4" (1.93m)

TERRACE

FAMILY BATHROOM

SECOND FLOOR LANDING

BEDROOM 1
15'6" (4.72m) x 15'3" (4.65m)

TERRACE

BALCONY

BEDROOM 3
15'6" (4.72m) x 8'4" (2.54m)

OUTSIDE:

FRONT & REAR GARDENS

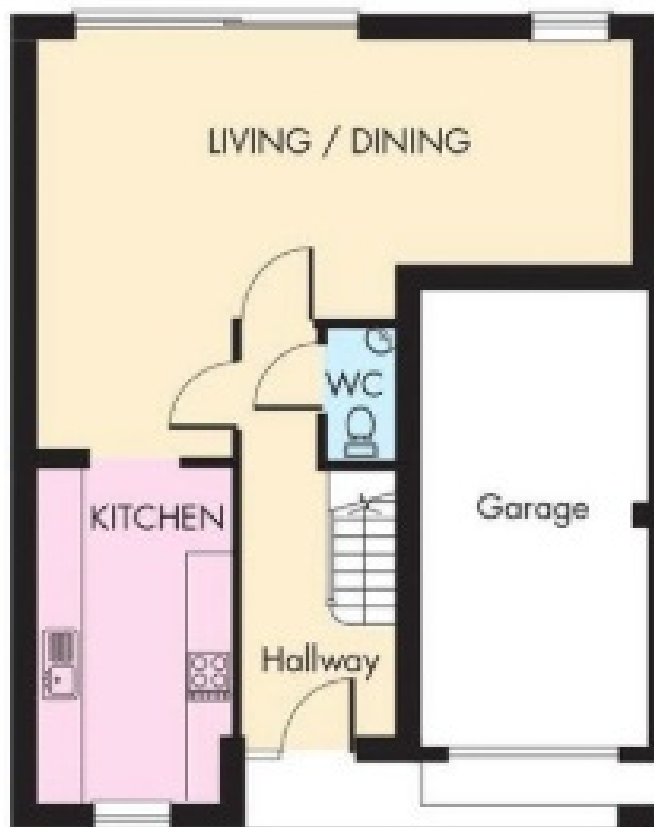
DRIVEWAY

GARAGE

COUNCIL TAX:
Band "F"

EPC:
"C"





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.

LS Leaper Stanbrook

5 Gildredge Road, Eastbourne BN21 4RB
01323 416716

28 Meads Street, Eastbourne BN20 7QY
01323 737962

www.leaperstanbrook.co.uk

sales@leaperstanbrook.co.uk