

35 Macauley Drive,
Eastbourne, BN23 5BU

Freehold

£455,000



3/4 Bedroom 1/2 Reception 2 Bathroom



TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

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.



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Forming part of the exclusive 'Macauley Place' development in the North Marina, this contemporary style house is detached and arranged with three/four bedrooms and one/two receptions. There is a well equipped fitted kitchen with mostly integrated appliances and the open plan sitting/dining room opens onto the secluded rear garden. The master bedroom includes an en suite whilst the family bath & shower room/wc is also good specification. Further benefits include a cloakroom and a tandem car port with off street parking for more than one vehicle. Immaculately presented throughout, double glazing and gas fired central heating and radiators extend throughout as well as underfloor heating on the ground floor and fully fitted remote controlled blinds are included. The nearby waterfront with its cafes, restaurants and boutique shops are just a short walk away and the superb beaches and Crumbles shopping complex are also easily accessible. Being sold CHAIN FREE.

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Main Features	Entrance Covered entrance with door to-
- Detached House 3/4 Bedrooms - Cloakroom - Sitting/Dining Room - Modern Kitchen - En-Suite Shower Room/WC to Master Bedroom - Luxury Bath & Shower Room/WC - Bedroom 4/Study - Landscaped Garden & Double Car Port - CHAIN FREE	Entrance Hallway Understairs cupboard. Carpet. Underfloor heating. Understairs cupboard. Frosted double glazed window. Cloakroom Low level WC. Pedestal wash hand basin with mixer tap. Tiled flooring with underfloor heating. Frosted double glazed window. Sitting/Dining Room 15'9 x 15'7 (4.80m x 4.75m) Carpet. Underfloor heating. Double glazed window to front aspect and sliding patio doors to rear. Modern Kitchen 20'8 x 8'6 (6.30m x 2.59m) Range of units comprising of bowl and a half single drainer sink unit and mixer tap with upstands and part tiled walls with surrounding work surfaces and cupboards and drawers under. Inset four ring gas hob and electric oven under, fridge freezer and dishwasher. Space and plumbing for washing machine. Range of wall mounted units. Extractor. Concealed wall mounted gas boiler. Tiled flooring & underfloor heating. Double glazed window to front aspect. Stairs from Ground to First Floor Landing: Radiator. Airing cupboard. Store/utility cupboard. Access to loft (not inspected). Master Bedroom 13'9 x 8'11 (4.19m x 2.72m) Radiator. Built in wardrobe. Carpet. Double glazed window to rear aspect with remote controlled blinds. En-Suite Shower Room/WC Shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Part tiled walls. Frosted double glazed window. Bedroom 2 8'11 x 8'6 (2.72m x 2.59m) Radiator. Built in wardrobe. Carpet. Double glazed window to front aspect with remote control blinds. Bedroom 3 9'11 x 6'3 (3.02m x 1.91m) Radiator. Built in wardrobe. Carpet. Double glazed window to rear aspect with remote controlled blinds. Bedroom 4/Study 6'7 x 6'3 (2.01m x 1.91m) Radiator. Built in wardrobe. Carpet. Double glazed window to front aspect with remote controlled blinds.

Luxury Bath & Shower Room/WC
Panelled bath with mixer tap. Shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Part tiled walls. Frosted double glazed window.

Outside
There is a landscaped rear garden which is laid to lawn and patio. A shed is also included and there is gated access.

Parking
There is a tandem carport to the side with off street parking for more than one vehicle.

Agents Note:
Development charge - £326 per annum in addition to sea defences which are approximately £346 per annum.

EPC = B

Council Tax Band = E

