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# Campbell's

your local independent estate agent

www.campbellsproperty.co.uk

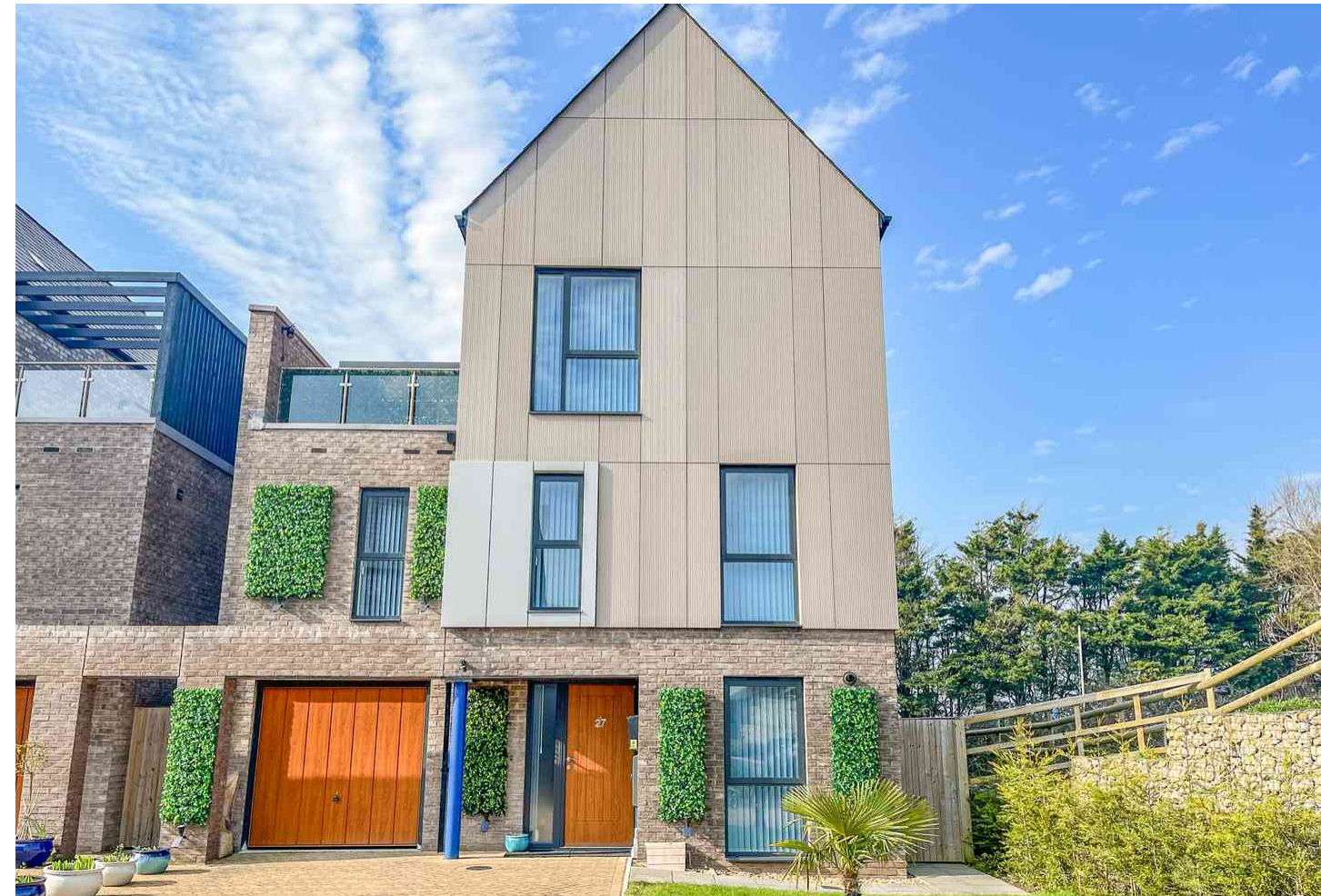


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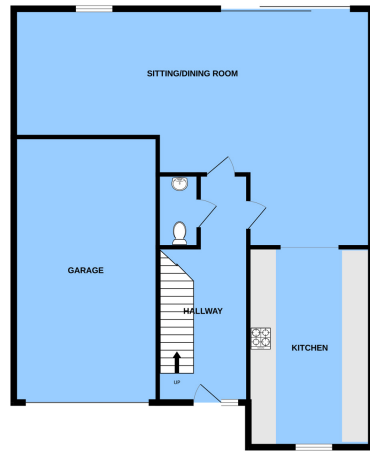
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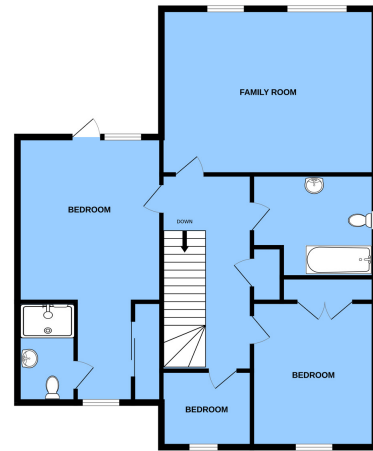
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	87
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



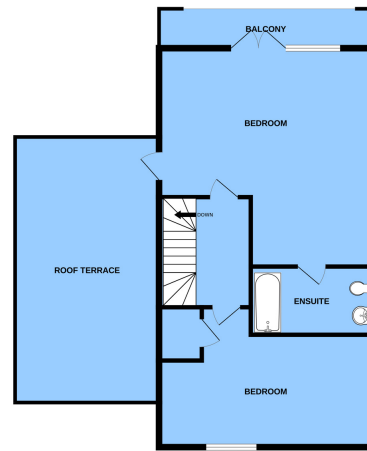
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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27 Macauley Drive, Eastbourne, East Sussex BN23 5BU

**£625,000 freehold**

A modern and unique family home spread over three floors with delightful views close to the beach with garage and parking.

Modern Family Home  
 Roof Terrace

4/5 Bedrooms  
 Balconies

Delightful Views  
 Close to Amenities

Double Garage

## Description

The property was constructed by JW Stratton around 3 years ago and still benefits from the remainder of a 10 year builders warranty. This modern unique property is laid out over three floors with several balconies and an impressive roof terrace with fine views. The ground floor has a large open plan L-shaped kitchen/breakfast room/living room with doors out onto the manageable westerly facing garden. There is an additional lounge on the first floor along with two bedrooms, two bath/shower rooms and an office. To the second floor are two further bedrooms including the impressive glass fronted master suite with a 16' vaulted ceiling with an en-suite shower room, balcony and access to the roof terrace.

Macauley Drive is located in the North Harbour and is within walking distance of the seafront and marina which offers a wide range of bars and restaurants. Eastbourne is generally well served for day to day amenities including most High Street shops and supermarkets along with schooling, including the highly regarded St Bedes private school. There is a mainline station with regular services to London Victoria.

## Directions

Travelling from Eastbourne on the A259 Pevensey Bay Road, passing Asda, take the second exit off the first roundabout. At the second roundabout take the first exit onto Pacific Drive, continue along and take the first exit onto Macauley Drive. At the T-junction turn right where the property will be found at the bottom on the left hand side.

## COVERED ENTRANCE PORCH

With recessed lighting leading to composite front door opening to

## SPACIOUS HALLWAY

Stairs leading to first floor landing, tiled flooring, recessed lighting to ceiling, storage cupboard.

## CLOAKROOM

Low level WC, pedestal hand basin, partly tiled walls, tiled floor.

## LOUNGE/DINER

26' 0" x 17' 10" (7.92m x 5.44m) Window and sliding doors leading out into the westerly facing garden, television aerial point, telephone point, tiled floor, recessed lighting to ceiling, opening into



## KITCHEN

17' 2" x 8' 6" (5.23m x 2.59m) Window to the front of the property, variety of wall and base unit incorporating cupboards and drawers, integrated Zanussi electric oven and grill, integrated fridge/freezer, dishwasher, larder, stainless steel sink drainer unit with mixer tap, slate effect work surfaces, four ring Miele induction hob with Zanussi extractor fan over, cupboard housing Ideal boiler, recessed lighting to ceiling, tiled floor.

## FIRST FLOOR LANDING

Staircase with glazed ballustrading from hallway, airing cupboard, staircase leading to second floor.

## SITTING ROOM/BEDROOM 5

12' 1" x 8' 11" (3.68m x 2.72m) Window to the front of the property, television aerial point, telephone point, door out onto BALCONY 9' 7" x 9' 0" (2.92m x 2.74m) with far reaching views to the South Downs.

## BEDROOM 3

14' 2" x 9' 0" (4.32m x 2.74m) max, double aspect room with window to the front and rear of the property, fitted wardrobe.

## EN-SUITE

WC, pedestal wash basin, shower unit, heated towel rail, engineered flooring, partly tiled walls.

## BEDROOM 4

11' 9" x 8' 11" (3.58m x 2.72m) Window to the front of the property, double built in wardrobe.

## STUDY

6' 7" x 6' 5" (2.01m x 1.96m) Window to the front of the property.

## FAMILY BATHROOM

8' 11" x 6' 5" (2.72m x 1.96m) Bath with shower attachment over, pedestal wash basin, WC, heated towel rail, engineered floors, partly tiled walls, recessed lighting to ceiling, window to the side of the property.

## SECOND FLOOR LANDING

Turned staircase with glazed ballustrading from first floor landing, lightwell and loft hatch.

## BEDROOM 1

15' 10" x 15' 7" (4.83m x 4.75m) max, with 16'8 ceiling height, fitted wardrobe. There is a glass wall looking over the marshes to the Downs with double doors giving access out onto a BALCONY 15' 10" (4.83m). Further door to

## ROOF TERRACE

17' 7" x 9' 2" (5.36m x 2.79m) Taking in pleasant far reaching views.

## EN-SUITE

8' 10" x 4' 10" (2.69m x 1.47m) Window to side of the property, double shower, WC, pedestal wash basin, heated towel rail, partly tiled walls, recessed lighting.

## BEDROOM 2

15' 7" x 8' 4" (4.75m x 2.54m) max, window to the front of the property with pleasant views towards the golf course, good ceiling heights and over stairs storage cupboard.

## OUTSIDE

There is a block paved driveway which provides off-road parking for two cars. There is an area of lawn planted with a palm tree and giving access to

## GARAGE

20' 0" x 10' 0" (6.10m x 3.05m) Manual up-and-over door, power and light.

## REAR GARDEN

To the rear of the property there is a side gate giving access to the sunny westerly facing garden which has a level area of lawn with patio area, shed, outside lighting, planted with palm trees and shrubs and enclosed by close board fence.



## COUNCIL TAX

Band F - £2,500.08 (2023/24)

**Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774**

We will be pleased, if possible, to supply any further information you may require.

## Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.