



27 MACAULEY DRIVE, EASTBOURNE, EAST SUSSEX BN23 5BU

£599,950 FREEHOLD





**ENTRANCE HALL**

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

**CLOAKROOM/WC**

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

**LIVING/DINING ROOM**

26' 0" x 17' 10" (7.92m x 5.44m)

L shaped area with Double Glazed Window and Double Glazed sliding doors leading out into the rear garden, television aerial point, telephone point, tiled floor, recessed lighting to ceiling, opening into;

**KITCHEN**

Double Glazed Window to the front of the property, extensive range of wall and base units cupboards and drawers, larder cupboard, integrated Zanussi electric oven and grill, integrated fridge/freezer and dishwasher, 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 balustrading, airing cupboard, staircase leading to second floor.

**FAMILY LOUNGE**

12' 1" x 9' 0" (3.68m x 2.74m)

Two Double Glazed Windows to the front of the property, television aerial point, telephone point, door out onto BALCONY

**BALCONY**

9' 7" x 9' 0" (2.92m x 2.74m)

Enjoying fine far reaching views to the South Downs

**BEDROOM**

14' 2" x 9' 0" (4.32m x 2.74m)

maximum measurement , double aspect room with Double Glazed windows to the front and rear of the property, fitted double wardrobe. Door to;

**EN-SUITE SHOWER ROOM**

Fitted suite comprising, low level WC, pedestal wash basin, fully tiled shower enclosure, heated towel rail, part tiled walls.

**BEDROOM**

11' 9" x 9' 0" (3.58m x 2.74m)

Double Glazed Window to the front of the property, double built in wardrobe.

**BEDROOM/STUDY**

6' 7" x 6' 5" (2.01m x 1.96m)

Double Glazed Window to the front.

**FAMILY BATHROOM**

Double Glazed window to the side. Fitted suite comprising, Bath with shower attachment over, pedestal wash basin, low level WC, heated towel rail, partly tiled walls, recessed lighting to ceiling,

**SECOND FLOOR LANDING**

Glazed balustrading from first floor landing, lightwell and loft hatch.

**MASTER BEDROOM**

15' 10" x 15' 7" (4.83m x 4.75m)

Maximum measurement, with attractive vaulted ceiling height, double fitted wardrobe. Full height picture window enjoying fine views to the Downs. Double Glazed double doors giving access out onto a BALCONY

**BALCONY**

Fine views across to the South Downs.

**EN-SUITE BATHROOM**

Double Glazed Window to side, panelled bath, low level WC, pedestal wash basin, heated towel rail, partly tiled walls, recessed lighting.

**BEDROOM**

15' 7" x 8' 4" (4.75m x 2.54m)

Maximum measurement. Double Glazed window to the front.

**ROOF TERRACE**

17' 7" x 9' 0" (5.36m x 2.74m)

Enjoying fine view to the front and rear.

**INTEGRAL GARAGE**

20' 0" x 10' 0" (6.10m x 3.05m)

With up-and-over door, power and light.

**OUTSIDE**

To the front of the property there is a block paved driveway which provides off-road parking for two cars and a small area of lawn planted with a palm tree.

**REAR GARDEN**

To the rear of the property there is a 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, with side gate giving access to the front.

**AGENTS NOTES**

Council Tax Band F

EPC Rating C

**VIEWING ARRANGEMENTS**

Viewing is strictly by appointment only through Greystones Estate Agents.

**DISCLAIMER PROPERTY DETAILS**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.







