



HOME + CASTLE
ESTATE AGENTS

Home and Castle Estate Agents
4 Millfields, Station Rd, Polegate BN26 6AS
Tel: 01323 481922
Email: info@hcsussex.co.uk
hcsussex.co.uk



Madeira Way, Eastbourne, BN23 5UJ

| Apartment | 2 Bedrooms

Home + Castle are pleased to advertise this well presented 2 bedroom, 1st floor apartment with balcony overlooking the harbour. En-suite shower to main bedroom, gas central heating, double glazed windows. Lift to all floors. Lovely apartment in a fantastic location.

INTERNAL VIEWINGS HIGHLY RECOMMENDED!

TO LET
£1,225 PCM

Dimensions

Dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. Kitchen appliances shown on the floor plan are purely for illustration purposes and only included if integrated, built-in or specifically stated. No systems or appliances have been tested.

Communal Hallway

Main door of building to well maintained communal entrance hall. Lift or stairs to 1st Floor.

1st Floor Communal Landing

Very well maintained.

Spacious Hallway 10'2" max x 9'7" max (3.10m max x 2.92m max)

Private door to spacious hallway. Double cupboard with shelf and hanging space plus deep single cupboard for additional storage. Phone entry control panel, thermostatic control for central heating, radiator, ceiling light, power points and ornate "egg & dart" coving.

Lounge Diner "L Shaped" 17'1" max x 16'5" max (5.21m max x 5.00m max)

Dual aspect with double glazed sliding door to balcony overlooking the harbour. Double glazed window to front of property. Fantastic outlook. Pendant lights x 2, power points, BT point and TV aerial point. Radiators x 2, curtain poles, curtains, carpet and ornate "egg & dart" coving.

Kitchen 11'2" x 7' (3.40m x 2.13m)

Range of wall and base units with drawers and work top. Breakfast bar, built-in gas hob with extractor hood, electric oven and space for tall fridge freezer. Plumbing for washing machine. Power points and tv aerial point.

Bedroom 1 - 11'3" x 11'3" (3.43m x 3.43m)

Built-in double wardrobe with shelf and hanging rail. Power points, TV aerial point, curtain pole, curtains, radiator, pendant light and carpet. Double glazed window to front of building.

En-suite Shower Room 7'9" x 2'11" (2.36m x 0.89m)

Shower cubicle, WC and basin with mirror above. Towel radiator, tiled walls, vinyl flooring and down lights.

Bedroom 2 - 11'2" x 7'6" (3.40m x 2.29m)

Radiator, pendant light, power points, pole and curtains, carpet and double glazed window to front of building.

Bathroom 7'9" x 5'4" (2.36m x 1.63m)

Bath with mixer taps, curtain pole, WC, basin with wall mirror, towel rail, vinyl and tiled walls. Extractor fan. Downlights.

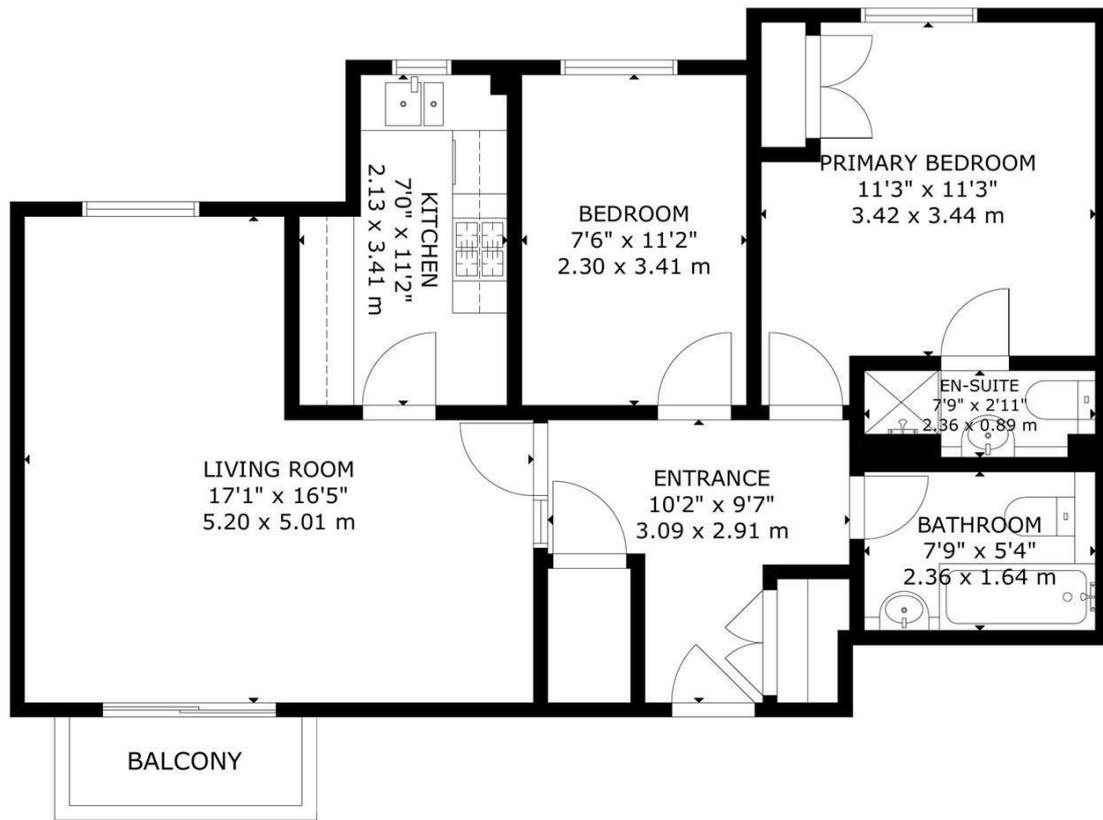
Balcony

Decked balcony with fantastic view over the harbour.

Additional Information

Secure under-croft parking.
Energy Performance Rating B
Council Tax Band D

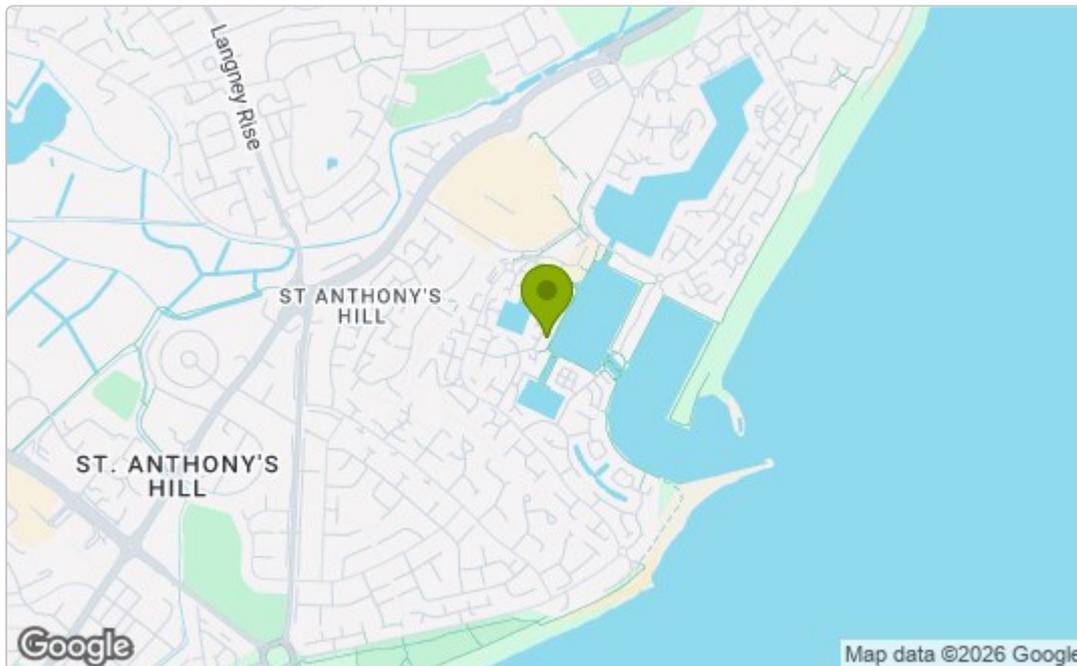
Floor Plan



GROSS INTERNAL AREA
TOTAL: 66 m²/708 sq ft
FLOOR 1: 66 m²/708 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.