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**Taylor Engley**



**28 Madeira Way, Sovereign Harbour, Eastbourne, BN23 5UJ**

**£475,000 Freehold**

**Enjoying VIEWS TOWARDS THE MAIN HARBOUR/LOCK - A FOUR BEDROOM SEMI-DETACHED TOWN HOUSE** located in the desirable Sovereign Harbour South area. The property offers versatile accommodation and comes with **PLANNING PERMISSION FOR A SINGLE STOREY REAR EXTENSION AND GARAGE CONVERSION**. Benefits include gas fired central heating, double glazed windows and a **BALCONY ENJOYING HARBOUR VIEWS**. Local shops and amenities are available at The Crumbles Retails Park and Marina. Eastbourne town centre is approximately three and a half miles distant.





**Planning permission was granted in November 2025 to convert the garage and the plans are in place to make the garage in to the new kitchen and to add a single storey ground floor extension to give a spacious dining room and living room on the ground floor, the existing lounge would then become the main bedroom with the balcony off and enjoying an ensuite bathroom, three further bedrooms, and two further bathrooms. Plans are available upon request.**



### ENTRANCE HALL

Wood laminate flooring, radiator, understairs storage cupboard, double glazed window with outlook to front.

### CLOAKROOM/WC

White suite comprising wc, washbasin, radiator, wood laminate flooring, extractor.

### KITCHEN/DINER

16'3 x 9'8 (4.95m x 2.95m)

Fitted with an Paula Rosa kitchen, fitted cupboards and drawers, space for an American style fridge freezer, eye level built-in oven, space for dishwasher and washing machine, work surfaces, gas hob with extractor hood over, double glazed window overlooking the rear garden, radiator, doors to the garden.

From the entrance hall, stairs rise to the first floor landing with radiator and double glazed window with outlook to front

### LOUNGE

16'3 x 13'1 (4.95m x 3.99m)

Large double glazed windows and doors opening on to the balcony with beautiful harbour views, feature fireplace with inset electric fire, wood laminate flooring, two radiators.

### BEDROOM TWO

12'9 x 9'7 (3.89m x 2.92m)

Radiator, double glazed window with outlook to front.

From the first floor landing, stairs rise to the second floor landing, with airing cupboard.

### BEDROOM ONE

12'9 x 8'10 plus door recess (3.89m x 2.69m plus door recess)

Radiator, double glazed window with outlook to front, walk-in wardrobe cupboard with hanging rails.

### EN-SUITE SHOWER ROOM

Suite comprising shower, washbasin, wc, shaver point, extractor.

### BEDROOM THREE

8'11 x 7' plus door recess (2.72m x 2.13m plus door recess)

Double glazed window enjoying harbour views, radiator.

### BEDROOM FOUR

7' x 6'6 (2.13m x 1.98m)

Radiator, double glazed window enjoying harbour views, built-in wardrobe cupboard, shelving and desk.

### FAMILY BATHROOM

Suite comprising washbasin, WC, bath with shower over, heated towel rail.

### GARAGE & PARKING

Up and over door to front, internal door to the hallway. Driveway parking for two cars.

### GARDEN

Patio and decked areas, outside tap, gate to side.

### PLEASE NOTE

Sovereign Harbour Charges are presently £345.60 per annum. There are also two payments due per annum of £24.94 for the Harbour service charges.

(All details concerning the outgoings are to be verified).

### BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:  
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

### COUNCIL TAX BAND:

Council Tax Band E.

### FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

### VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLE.



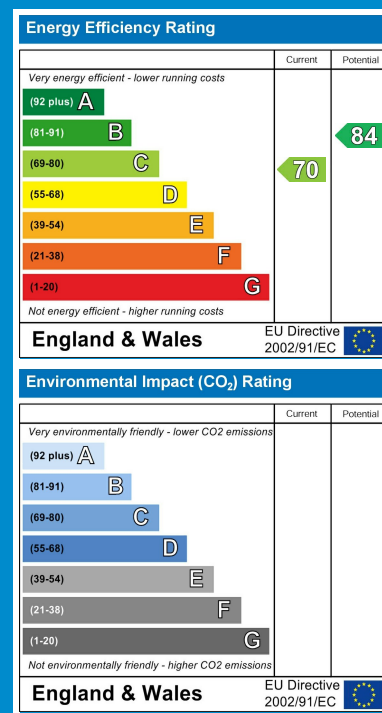
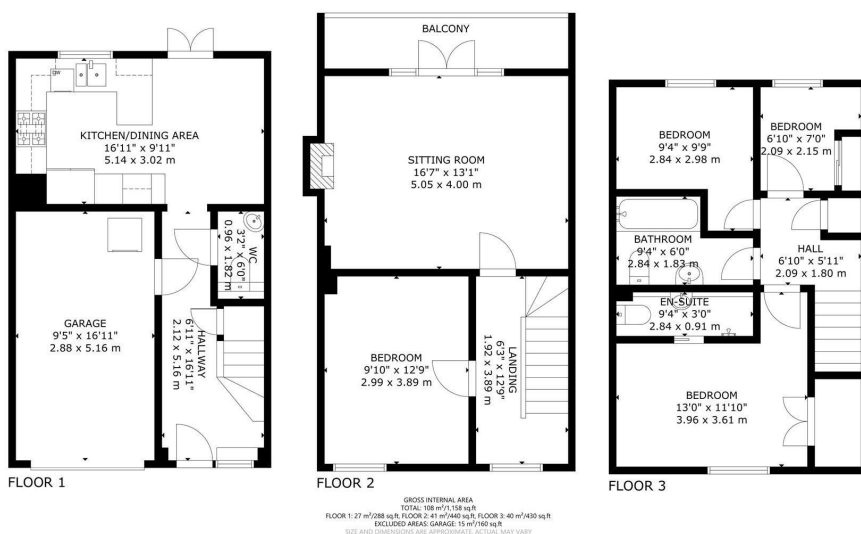












**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

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