



1 Genovesa Way

Eastbourne, East Sussex

GENOVESA WAY

**STRUTT
& PARKER**

BNP PARIBAS GROUP

With striking, contemporary architectural design, a stylish and generous three-storey family home

Moments from the harbourside and coastal stretches, Number 1 Genovesa Way is a beautifully-presented modern townhouse, with light, airy and versatile interior accommodation and benefitting from three independent balcony settings offering elevated vistas. The newly developed edge-of-town position provides a desirable residential location within easy access of a wealth of amenities.



3 RECEPTION ROOMS



4/5 BEDROOMS



3 BATHROOMS



GARAGE



GARDEN



FREEHOLD



TOWN



1,794 SQ FT



**GUIDE PRICE
£629,950**



The property

The state-of-the-art design elements characterised by high gables, embellished facades and lofty, picture windows, all provide compelling appeal to this recently constructed family home. Wood effect tile flooring with underfloor heating extends from the reception hall across the ground floor accommodation providing modern practicality and creating a pleasing sense of cohesion to the convivial lower level living environment. This bright space offers a casual sitting area and a dining setting, with an adjoining kitchen, whilst the glazed sliding doors provide an easy transition out onto the garden terrace. Fitted with sleek wall and base level cabinetry, the kitchen has Metro tiling to the walls and a double height window which enhances the illumination.

On the first floor, the family room provides an alternative setting for relaxed downtime with an external door to a balcony, whilst a tucked-away study offers a refuge for home-workers. Two bedrooms and a modern family bathroom also occupy this level, with the principal room having access to en suite facilities and the outside raised terrace. At the top of the house, there are two further bedrooms, one with a smart en suite shower room and featuring a wall of glass at the gable end with double doors to a sheltered balcony. A second access point allows a route to reach the large balcony on the side aspect of the home, where timber battens create an enclosed pergola-effect and provide dappled shade.



Outside

A double-width paved driveway at the frontage offers off-street parking and access to the integral garage, with a decorative, pebbled area alongside and a paved pathway which follows the side aspect to reach the rear garden via a timber gate. A paved terrace adjoins the back of the house offering opportunities for alfresco dining and relaxation, with an area of lawn beyond providing a soft-play surface for children. The garden to the rear is complemented by the three balcony settings which offer raised platforms for outdoor sitting and the advantage of taking in the far-reaching views.

Location

Genovesa Way is situated in prestigious Sovereign Harbour North, a prime location forming part of the vibrant waterside and marina development on the eastern fringes of Eastbourne, and with easy access of the beach front. Amenities include restaurants, cafés, bars and boutique shops, with Bay View Golf Course a mere 500 metres away, whilst a fitness centre and retail park with supermarket are under a mile distant. Eastbourne town has a renowned Victorian seafront with a comprehensive range of retail, leisure and cultural facilities including theatres and the Towner Art Gallery. Road-users are within reach of the A22, A27 and A259 for links to the surrounding towns and south coast destinations, whilst train services to Brighton and London are available from Pevensey and Eastbourne. Well-regarded educational facilities are on offer in the vicinity.



Distances

- Pevensey Bay 2 miles
- Eastbourne 3 miles
- Lewes 18 miles
- Brighton 24 miles

Nearby Stations

- Pevensey & Westham station
- Pevensey Bay station
- Hampden Park station
- Eastbourne station

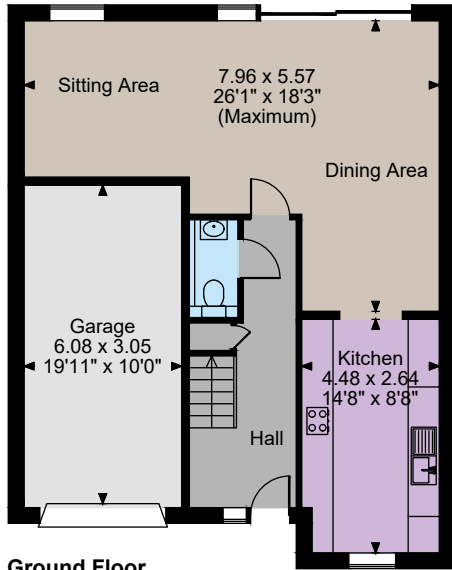
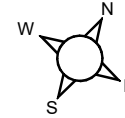
Key Locations

- Pevensey Castle
- Pevensey Levels National Nature Reserve
- Beachy Head
- Rathfinny Wine Estate
- Glynebourne
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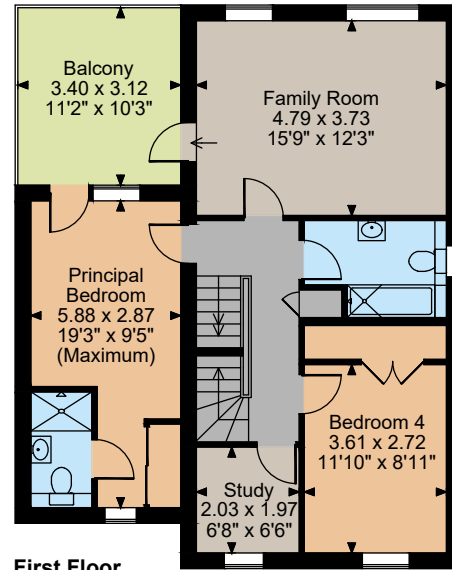
Nearby Schools

- LongDescValue
- St Catherine's College
- Langney Primary Academy
- Eastbourne College
- St Andrew's Prep
- Bede's Prep

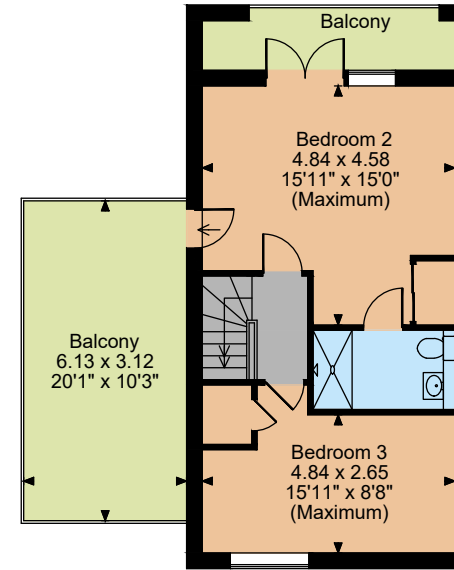




Ground Floor



First Floor



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

Main House internal area 1,794 sq ft (167 sq m)

Garage internal area 201 sq ft (19 sq m)

Balcony external area = 379 sq ft (35 sq m)

Total internal area 1,995 sq ft (185 sq m)

For identification purposes only.

Directions

BN23 5BS

///what3words: ///sadly.call.advice

General

Local Authority: Eastbourne Borough Council

Services: All mains services.

Broadband: Fibre Broadband to the property

Council Tax: Band F

EPC Rating: Band C

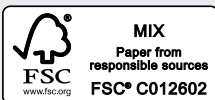
Lewes

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For the finer things in property.

