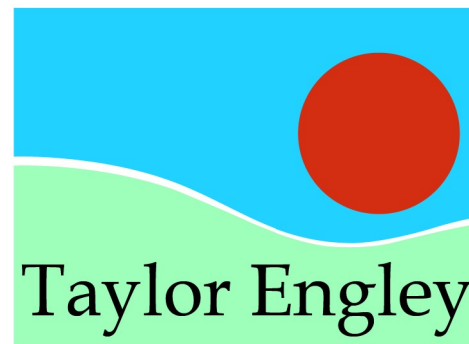


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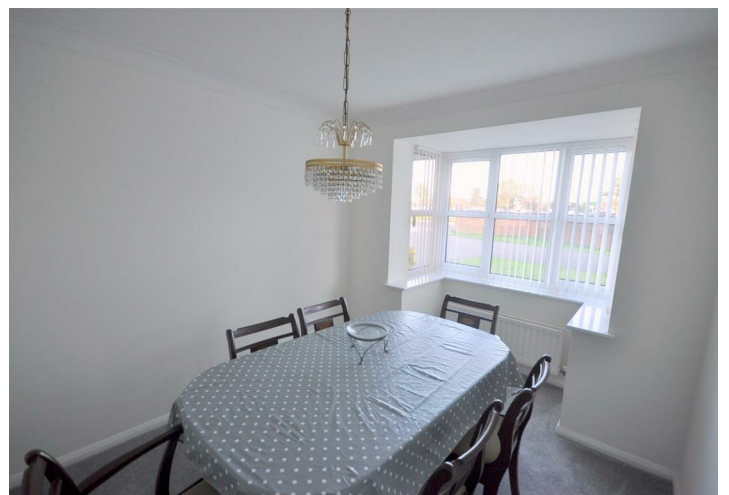
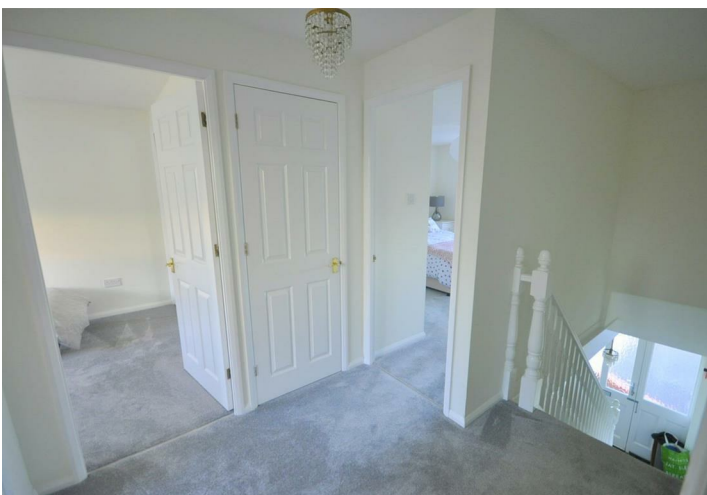
**2 Monarch Gardens, Monarch Gardens, Eastbourne, East Sussex, BN23 6JW**  
**Guide Price £439,000 Freehold**

An opportunity to purchase this well presented **FOUR BEDROOMED DETACHED HOME** situated in a private road adjacent to Sovereign Retail Park, The property is considered to provide ideal family accommodation offering bay fronted dining room, separate living room, kitchen/breakfast room with separate utility room and ground floor wc. The property also offers master bedroom with en-suite shower room, three further bedrooms, integral garage, off road parking for two vehicles and has a secluded rear garden.



**Monarch Gardens is ideally located to Eastbourne's Sovereign Retail Park with its shopping facilities and schools for most age groups are close by whilst Eastbourne's town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately three and a half miles distant.**

**\* DETACHED FAMILY HOME \* FOUR BEDROOMS \* TWO RECEPTION ROOMS \* KITCHEN \* UTILITY ROOM \* MASTER BEDROOM WITH EN-SUITE SHOWER ROOM \* BATHROOM/WC \* GARAGE \* DRIVEWAY PARKING FOR TWO VEHICLES \* SECLUDED REAR GARDEN \* PRIVATE ROAD \* CLOSE TO AMENITIES \* NEWLY CARPETED \* CHAIN FREE \***



## The accommodation

Comprises:

Front door opening to:

### Entrance Hall

Radiator, telephone point.

### Cloakroom/Wc

Low level wc, wall mounted wash hand basin, extractor, fully tiled walls.

### Dining Room

12' x 8'6 (3.66m x 2.59m)

Upvc bay window to front, coved ceiling, television point, double radiator.

### Living Room

14'10 x 14'8 (4.52m x 4.47m)

Feature marble fireplace with inset living flame gas fire, television point, satellite points, coved ceiling, double radiator, upvc bay window to rear.

### Kitchen

10'3 x 8'5 (3.12m x 2.57m)

Comprehensive range of matching eye and base level units with complimentary rolled edge moulded work top surfaces with inset single drainer one and a half bowl sink unit with mixer tap, plumbing and space for dishwasher, television point built-in Whirlpool electric oven with four burner electric hob with extractor, space for fridge freezer, radiator, fully tiled walls, upvc window to rear.

### Utility Room

9'2 x 5'5 (2.79m x 1.65m)

Upvc window to rear and adjacent door to side, space for and plumbing for washing machine, tumble dryer, radiator, fully tiled walls, sink unit with chrome fittings.

Stairs from hall to:

### First Floor Landing

Hatch to loft, airing cupboard with a copper lagged tank, immersion switch and slatted shelving.

### Master Bedroom

11'7 x 10'11 (3.53m x 3.33m)

Upvc windows to front, radiator, built-in mirror fronted wardrobes, television point, door opening to en-suite.

### En-Suite Shower Room

8'4 x 5'3 (2.54m x 1.60m)

Fully tiled shower cubicle with Mira thermostatic shower unit over, radiator, vanity wash basin, fully tiled walls, extractor, shaver point, upvc obscure window to side.

### Bedroom 2

12' x 8'6 (3.66m x 2.59m)

Upvc windows to front, radiator, built-in mirror fronted wardrobes.

### Bedroom 3

9'9 x 9'3 (2.97m x 2.82m)

Upvc windows to rear, radiator, television point, built-in mirror fronted wardrobes.

### Bedroom 4

9'5 x 7'8 (2.87m x 2.34m)

Upvc windows to rear, radiator, television point built-in mirror fronted wardrobes.

### Bathroom

6'3 x 6'3 (1.91m x 1.91m)

Coloured suite comprising panelled bath with chrome mixers and shower attachment over, wash hand basin, low level wc, radiator, shaver point, fully tiled walls, obscure window to rear.

### Garage

17'6 x 7'9 (5.33m x 2.36m)

Up and over door, power and light, wall mounted Viessmann boiler for the provision of gas fired central heating and domestic hot water.

### Rear Garden

Spacious patio area leading to area principally laid to lawn with shrub borders to sides and hedgerow with close board fencing to sides and rear, side access to front.

### Front

There is off road parking to front for two vehicles, pathway to front door.

### N.B

The property is situated on a private road - a contribution to the residents society towards this is in the region of £160 per annum

### COUNCIL TAX BAND:

Council Tax Band - 'E' Eastbourne borough Council - currently £2,953.44 until March 2025.

### BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

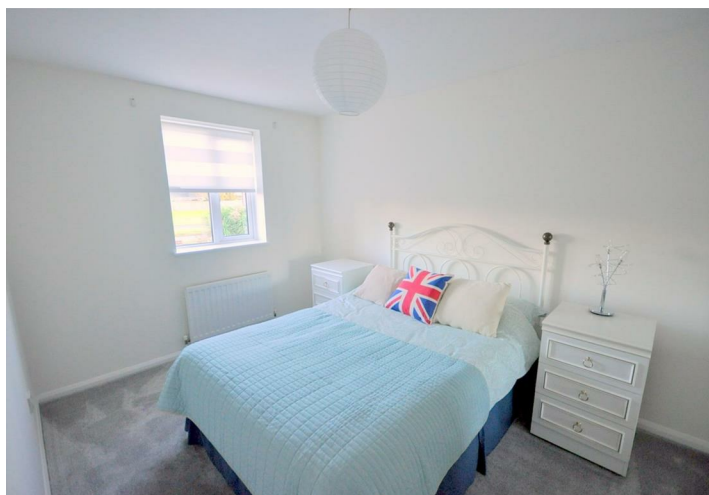
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

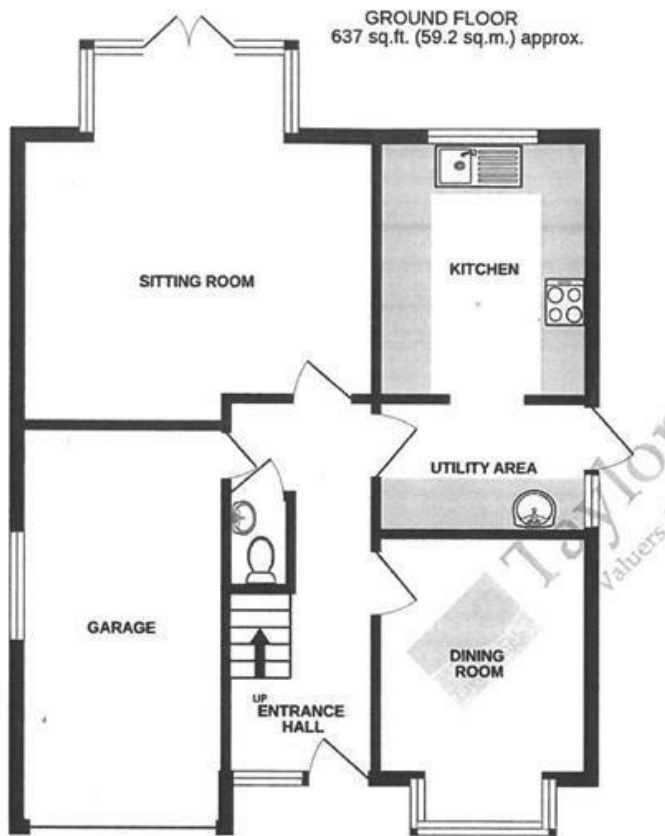
### FOR CLARIFICATION:

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 ENGLELY.



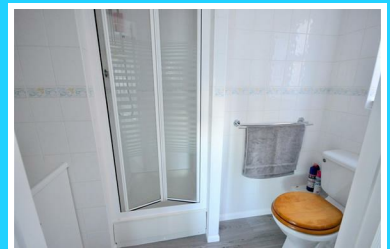


**1ST FLOOR**  
566 sq.ft. (52.6 sq.m.) approx.



**TOTAL FLOOR AREA : 1203 sq.ft. (111.8 sq.m.) approx.**

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**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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