

Valuers, Land & Estate Agents

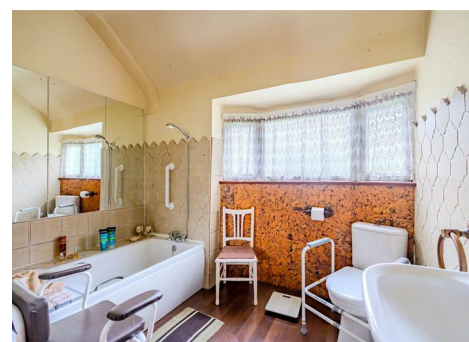
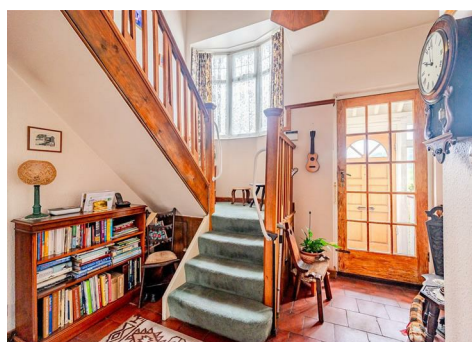
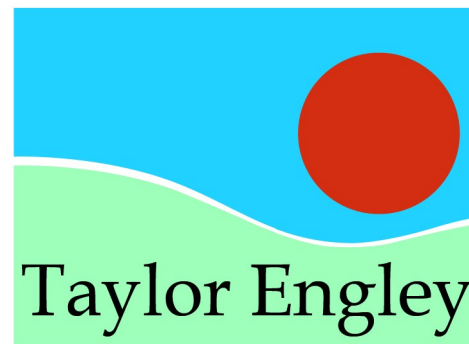
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Links Crest, 55 Pashley Road, Summerdown, Eastbourne, East Sussex, BN20 8DY

Guide Price £735,000 Freehold

A rare opportunity to purchase this property AFFORDING FINE VIEWS AND SET WITHIN SUBSTANTIAL MATURE GARDENS - DETACHED FOUR BEDROOMED HOME WITH GREAT POTENTIAL. The accommodation affords views of the South Downs and over Eastbourne towards the sea as well as a lovely aspect over its own delightful gardens and offers great potential for improvement to provide an outstanding family home. The property is enviably located within one of the most sought after residential areas of Eastbourne which is flanked by Royal Eastbourne Golf Course and the Downland beyond. An internal inspection is highly recommended.



Schools for most age groups are available within the area with Gildredge House Free School and Cavendish School being within closest proximity whilst private schools available in the Meads. Local amenities in Old Town including a Waitrose superstore, various restaurants and public houses are within close proximity. Eastbourne's town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately one and a half miles distant.

*** ENTRANCE PORCH * SPACIOUS RECEPTION HALL * CLOAKROOM/WC * SITTING ROOM * SEPARATE DINING ROOM * KITCHEN/BREAKFAST ROOM * FOUR FIRST FLOOR BEDROOMS * BATHROOM/WC * ON-SITE GARAGE * EXTENSIVE GARDENS TO FRONT AND REAR * EXTENSIVE VIEWS ***



The accommodation

Comprises:

Steps rising to front door with glazed panel door to:

Entrance Porch

Internal door to:

Spacious Reception Hall

10'2 x 9'2 (3.10m x 2.79m)

Night storage heater, Quarry tiled flooring. Spacious under stairs storage area.

Sitting Room

21'5 x 11'4 (6.53m x 3.45m)

Upvc bay window to front with far reaching views over Eastbourne towards the sea, Yorkstone feature fireplace, night storage heater, television point, upvc patio doors to rear.

Dining Room

11'6 x 13'1 (3.51m x 3.99m)

Bay window to front, Parquet flooring, night storage heater, built-in storage unit, serving hatch to kitchen, additional upvc window to side.

Kitchen/Breakfast Room

18'1 x 10'4 (5.51m x 3.15m)

Floor standing Rayburn Range cooker, double drainer stainless steel sink unit, plumbing for washing machine, space for fridge freezer, slot-in for electric cooker, upvc windows and door to rear and additional window to side.

Inner Hallway

Cloakroom/Wc

Low level wc, wall mounted wash hand basin, upvc obscure window to rear.

Stairs from hallway to:

First Floor Landing

Airing cupboard with a copper lagged tank, immersion switch and slatted shelving, hatch to loft.

Bedroom 1

14'10 x 12' into bay (4.52m x 3.66m into bay)

Upvc bay windows to front and side with extensive downland views and views over Eastbourne towards the sea, night storage heater, vanity wash hand basin with tiled splashback.

Bedroom 2

13'2 x 11'6 (4.01m x 3.51m)

Upvc bay window to front with extensive views over Eastbourne towards the sea, hand wash basin with tiled splashback, night storage heater.

Bedroom 3

11'4 x 10' (3.45m x 3.05m)

Upvc windows to rear and side, night storage heater, vanity wash hand basin with tiled splashback.

Bedroom 4

11'6 x 8'10 (3.51m x 2.69m)

Upvc windows to front and side, night storage heater.

Bathroom

9'1 x 7'3 (2.77m x 2.21m)

White suite comprising panelled bath with matching chrome fittings and shower attachment over, dual flush wc, pedestal wash hand basin, part tiled walls, obscure upvc window to rear, heated towel rail.

Outside

Garage

With electric up and over door, power and light.

Front Garden

Well established shrub garden with various terracing having a wide variety of mature flowering shrubs and plants.

Rear Garden

Being a particular feature of the property with a mature landscaped rear garden laid principally to lawn with established rockery area, steps rising to further area of lawn with fine downland and sea views, greenhouse, Anderson air raid shelter, brick wall to rear, hedgerows to sides.

COUNCIL TAX BAND:

Council Tax Band - 'F' Eastbourne Borough Council - currently £3,490.42 until March 2025.

BROADBAND AND MOBILE PHONE CHECKER:

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

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.

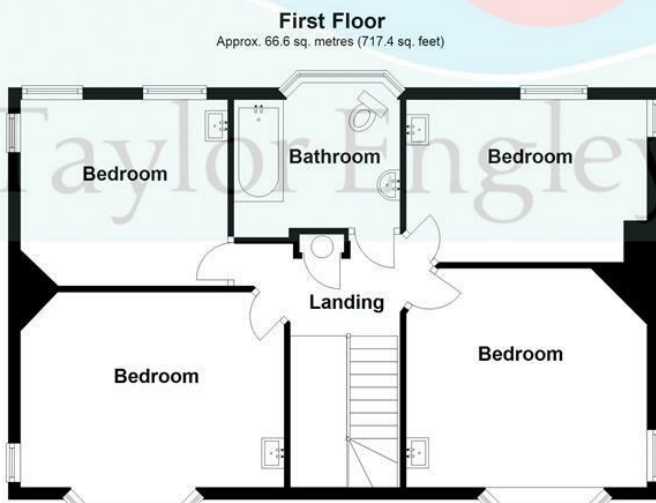
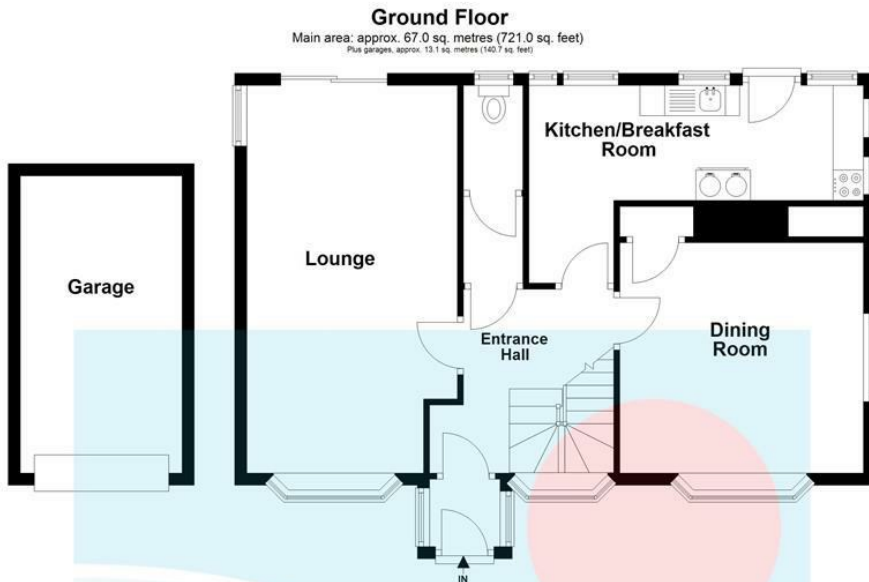
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.









Main area: Approx. 133.6 sq. metres (1438.3 sq. feet)
Plus garages, approx. 13.1 sq. metres (140.7 sq. feet)

This floor plan is for illustrative purposes only. All measurements are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		42	72
England & Wales		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			
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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