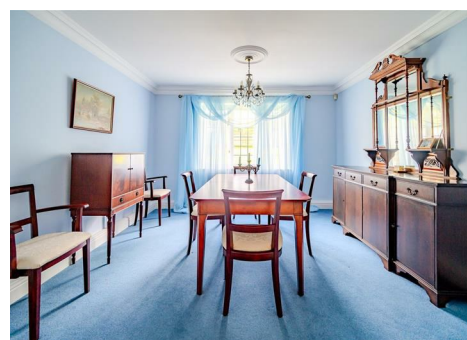


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**2 Westlords, Westlords, Eastbourne, East Sussex, BN20 9AQ**  
**Guide Price £995,000 Freehold**

An excellent opportunity to purchase this well presented SPACIOUS FIVE BEDROOMED LUXURY DETACHED HOME constructed by Berkeley Homes. The property forms part of an exclusive close in Westlords, situated on the outskirts of Eastbourne. This well presented property is considered to provide well planned accommodation with numerous features including double glazing, gas fired central heating, three reception rooms, spacious kitchen/breakfast room, separate utility room, cloakroom/wc and is considered to be in good decorative order throughout. Additionally, the property offers two spacious double bedrooms both with en-suite facilities, three further bedrooms, family bathroom, on-site double garage with driveway parking, alarm system and landscaped garden to rear with a southerly aspect.



The property forms part of the exclusive Westlords development enviably situated on the borders of Willingdon and Ratton within easy reach of Old Town with its range of local shops, amenities and excellent schools for all age groups. Eastbourne town centre with its comprehensive range of shopping facilities, mainline railway station, theatres and seafront is approximately two and a half miles distant.

**\* ENTRANCE HALL \* CLOAKROOM/WC \* STUDY \* LIVING ROOM \* DINING ROOM \* KITCHEN/BREAKFAST ROOM \* UTILITY ROOM \* MASTER BEDROOM WITH EN-SUITE BATH/SHOWER ROOM \* BEDROOM TWO WITH EN-SUITE FACILITIES \* THREE FURTHER BEDROOMS \* GUEST BATHROOM/WC \* ON-SITE SPACIOUS GARAGE \* DRIVEWAY PARKING \* GARDENS TO FRONT AND REAR - THE REAR HAVING A SOUTHERLY ASPECT \* CHAIN FREE \***



## The accommodation

Comprises:

Front door opening to:

### Entrance Hall

Built-in cloaks cupboard, alarm system, radiator, telephone point, spacious understairs storage cupboard.

### Cloakroom/Wc

Low level wc, pedestal wash hand basin with chrome mixers, part tiled walls, radiator, window to front.

### Sitting Room

19'10 x 12' (6.05m x 3.66m)

Feature fireplace surround with Marble effect inset with Living Flame gas fire, television aerial point, fm point, telephone point, two radiators, window to side, French doors to rear providing access to rear garden.

### Dining Room

12'1 x 11'10 (3.68m x 3.61m)

Double radiator, windows to rear overlooking rear garden, coved ceiling.

### Study

12' x 9'5 (3.66m x 2.87m)

Leaded light bay window to front, double radiator.

### Kitchen/Breakfast Room

14'9 x 11'10 + door recess (4.50m x 3.61m + door recess)

With a comprehensive range of matching eye and base level units with complimentary rolled edge moulded work top surfaces with inset one and a half bowl sink unit with mixer tap, two ovens, four burner gas hob with extractor above, integrated fridge, integrated dishwasher, television point, ceramic tiled flooring, double radiator, telephone point, ceramic tiled walls, windows to side, French doors providing access to garden.

### Utility Room

8'1 x 5'7 (2.46m x 1.70m)

Single drainer stainless steel sink unit with cupboards above and below, plumbing for washing machine, wall mounted Glow Worm combi boiler for the provision of gas fired central heating and domestic hot water, space for tumble dryer, door to side, ceramic tiled floor.

Stairs from hall to:

### First Floor Landing

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

### Bedroom 1

18'8 x 13'1 (5.69m x 3.99m)

Two double built-in wardrobe cupboards, radiator, television point, fm point, telephone point, window to front. Door opening to:

### En-Suite Bath/Shower Room

11'2 x 8'4 (3.40m x 2.54m)

White suite comprising panelled bath with chrome mixers and shower attachment over, fully tiled shower cubicle with Aqualisa thermostatic shower over, bidet, low level wc, pedestal wash hand basin with chrome fittings, half tiled walls in complimentary tiling, window to side.

### Bedroom 2

12' x 9'9 (3.66m x 2.97m)

Windows to rear, two built-in double wardrobes, radiator. Door opening to:

### En-Suite Bathroom

8'4 x 5'6 (2.54m x 1.68m)

White suite comprising panelled bath with chrome fittings with Aqualisa shower unit over, low level wc, pedestal wash hand basin, radiator, half tiled walls, window to side.

### Bedroom 3

12' x 9'5 (3.66m x 2.87m)

Windows to rear, built-in double wardrobe, radiator, coved ceiling.

### Bedroom 4

9'6 x 9'5 (2.90m x 2.87m)

Windows to rear, built-in double wardrobes, radiator, coved ceiling.

### Bedroom 5

12' x 6'10 + door recess (3.66m x 2.08m + door recess)

Windows to front, radiator, coved ceiling.

### Bathroom

10'8 x 6'11 (3.25m x 2.11m)

White suite comprising panelled bath with mixer tap and shower attachment over, tiled shower cubicle with Aqualisa shower unit, pedestal wash hand basin, low level wc, part tiled walls, shaver point, radiator, extractor fan, window.

### Integral Double Garage

19' x 15'5 (5.79m x 4.70m)

Up and over door, power and light, personal access door to kitchen.

### Front Garden

Principally laid to lawn with flower borders.

### Feature Block Paved Driveway

Providing parking for two vehicles.

### Rear Garden

Being a particular feature of the property enjoying a southerly aspect being approximately 56' (17.07m) in depth x 50' (15.24m) in width principally laid to lawn with sweeping flower borders to sides, variety of shrubs and trees. To the immediate rear of the property there is a patio, outside tap.

### COUNCIL TAX BAND:

Council Tax Band - 'G' Eastbourne Borough Council - currently £4,027.42 until March 2025.

### BROADBAND AND MOBILE PHONE CHECKER:

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

[www.checker.ofcom.org.uk](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.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		73	82
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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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