

Valuers, Land & Estate Agents

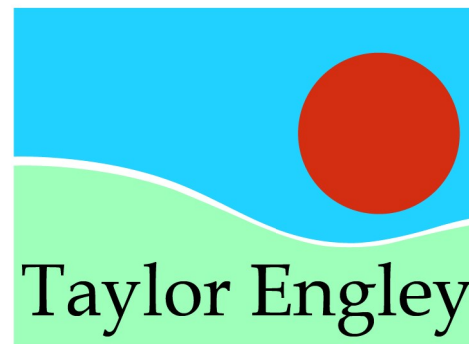
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41 Summerdown Road, Summerdown, Eastbourne, East Sussex, BN20 8DS

Asking Price £299,000 Freehold

Taylor Engley are delighted to offer to the market this well presented TWO BEDROOMED MID TERRACE HOME, located in the highly sought after Summerdown area of Eastbourne. This character home is considered to be in good decorative order and is offered with the benefit of gas fired central heating and double glazed windows. Features include a dining room open plan to kitchen, separate sitting room, two first floor bedrooms, spacious bathroom with bath and shower and a courtyard garden to rear. The property is offered Chain Free and an internal viewing is highly recommended. EPC = C



The property is located in the favoured Summerdown area of Eastbourne being within easy access of local schools for most age groups, the South Downs National Park and Gildredge Park. Waitrose supermarket is within walking distance and further local shops in the Old Town area can be found in Victoria Drive and Green Street. Eastbourne's town centre which offers a comprehensive range of shopping facilities and mainline railway station is approximately one mile distant.

*** FAVOURED SUMMERDOWN AREA * DINING ROOM OPEN PLAN TO KITCHEN * SEPARATE SITTING ROOM * TWO FIRST FLOOR BEDROOMS * SPACIOUS BATHROOM WITH BATH AND SHOWER/WC * COURTYARD GARDEN TO REAR * GAS FIRED CENTRAL HEATING * DOUBLE GLAZED WINDOWS * CHAIN FREE ***



The accommodation

Comprises:

Front door to:

Entrance Hall

Radiator, central heating programmer, understairs storage cupboard housing consumer unit and electric meter, built-in storage cupboard with shelving.

Sitting Room

11'8 x 10'9 max (3.56m x 3.28m max)
(Maximum measurements including depth of chimney breast)

Fireplace having cast iron inset and tiled surround, radiator, outlook to front.

Dining Room Open Plan to Kitchen

17'1 max x 11'8 max (5.21m max x 3.56m max)
(11'8 max reducing to 7'2 in kitchen area)

Maximum overall measurements including depth of chimney breast and fitted units)
Comprises single drainer stainless steel sink unit with mixer tap, work surface with base units below, wall mounted cupboards, Lamona electric oven, four burner gas hob with extractor fan over, radiator to dining area, outlook to rear and door from kitchen to rear.

Stairs rising from hall to:

First Floor Landing

Bedroom 1

14'9 max x 9'1 (4.50m max x 2.77m)
(14'9 max including depth of chimney breast)

Built-in wardrobe cupboards housing Ideal wall mounted gas fired boiler, radiator, outlook to front with views towards the South Downs National Park in the distance.

Bedroom 2

13'4 x 7'3 (4.06m x 2.21m)
(7'3 extending to 8'3 max including depth of chimney breast)

Built-in wardrobe cupboard, radiator, outlook to rear.

Bathroom

Spacious bathroom comprises bath with mixer tap and shower attachment, tiled surround, tiled shower cubicle, pedestal wash hand basin, low level wc, radiator, window to rear.

Outside

Front Garden

Having area laid to astroturf and decorative stones, some shrubs.

Rear Garden

Having block paved area and brick paths, raised border and decking area, outside wc being brick built and housing high level wc, gate from rear garden to rear pedestrian access.

COUNCIL TAX BAND:

Council Tax Band - 'C' Eastbourne Borough Council
- Currently £2,147.96 until March 2025.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

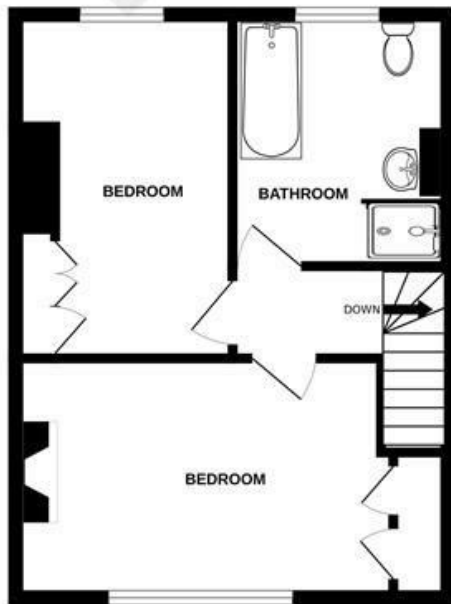
FOR CLARIFICATION:

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 ENGLEBY.





TOTAL FLOOR AREA : 779 sq.ft. (72.3 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			88
(81-91) B		72	
(69-80) C			
(55-68) D			
(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 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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