

**Valuers, Land & Estate Agents**

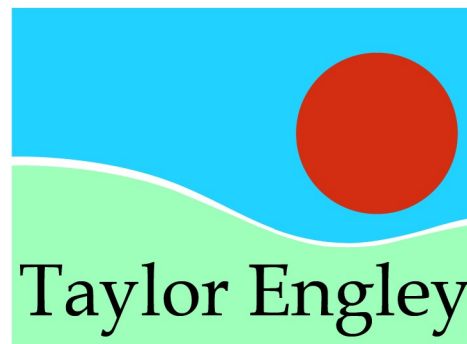
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**4 Monarch Gardens, Monarch Gardens, Eastbourne, East Sussex, BN23 6JW**

**Guide Price £499,950 Freehold**

Taylor Engley are delighted to offer to the market this **DECEPTIVELY SPACIOUS FIVE BEDROOMED DETACHED FAMILY HOME** located in this cul-de-sac location, opposite the Sovereign Retail Park. The property is noted to benefit from gas fired central heating, sealed unit double glazing, modern fitted kitchen, full width conservatory to rear and a master bedroom with en-suite shower room. The property also benefits from a downstairs cloakroom/wc, bedroom 5 with en-suite facilities, low maintenance garden to rear with a south westerly aspect and has off road parking for two vehicles. An internal inspection is highly recommended. EPC = C



Local shopping facilities can be found at the nearby Sovereign Retail Park whilst Eastbourne town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately three and a half miles distant.

**\* ENTRANCE HALL \* CLOAKROOM/WC \* LIVING ROOM \* MODERN KITCHEN/BREAKFAST ROOM \* FULL WIDTH CONSERVATORY \* GROUND FLOOR BEDROOM WITH EN-SUITE SHOWER ROOM \* FOUR FIRST FLOOR BEDROOMS - EN-SUITE TO MASTER BEDROOM \* FAMILY BATHROOM \* LAWNED GARDENS TO REAR WITH A SOUTHERLY ASPECT \* OFF ROAD PARKING TO FRONT FOR TWO VEHICLES \***



## The accommodation

Comprises:

Recently replaced upvc double glazed door to:

### Entrance Hall

Radiator, telephone point.

### Cloakroom/Wc

Modern white suite comprising low level wc, hand wash basin, obscure upvc window to side.

### Living Room

16'11 into bay x 12' (5.16m into bay x 3.66m)

Upvc bay window to front, feature marble fireplace with inset electric fire, television point, two radiators, door opening to:

### Kitchen/Breakfast Room

24'5 x 9'8 (7.44m x 2.95m)

(9'8 narrowing 7'2)

Re-fitted with a selection of eye and base level units with complimentary rolled edge moulded work top surfaces, porcelain sink unit with mixer tap, integrated oven and microwave, gas hob with extractor, full height integrated fridge/freezer, dishwasher, breakfast bar, radiator, part tiled walls in complimentary tiling, external door to side providing access to front and rear gardens, radiator, casement doors to living room and additional door to entrance hall, patio doors to conservatory.

### Conservatory

19'4 x 9'10 (5.89m x 3.00m)

Upvc windows, thermal roofing, access to rear garden.

### Ground Floor Bedroom 5

12'8 x 8' (3.86m x 2.44m)

(Formerly garage)

Upvc window to front, radiator, shower cubicle with thermostatic shower unit over, radiator, Worcester Bosch boiler for the provision of gas fired central heating and domestic hot water.

Stairs from hall rising to:

### First Floor Landing

Hatch to loft, airing cupboard housing immersion tank, slatted shelving and immersion switch.

### Master Bedroom

13'2 x 10'7 (4.01m x 3.23m)

Upvc windows to front, radiator, built-in double wardrobes with mirror sliding doors. Door to:

### En-Suite Shower Room

9'9 x 3'4 (2.97m x 1.02m)

Shower cubicle with shower with thermostatic shower unit over, wash hand basin with chrome fittings, low level wc, radiator, part tiled walls, extractor fan, obscure upvc window to side.

### Bedroom 2

13'6 x 9' + door recess (4.11m x 2.74m + door recess)

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

### Bedroom 3

9'6 x 8'5 (2.90m x 2.57m)

Window to rear, radiator.

### Bedroom 4

9' x 8'5 (2.74m x 2.57m)

Window to rear, radiator.

### Family Bathroom

6'5 x 6'3 (1.96m x 1.91m)

Coloured suite comprising panelled bath with mixer tap and shower attachment over, low level wc, wash hand basin, radiator, part tiled walls, window to rear, shaver point.

### Outside

#### Rear Garden

Being approximately 30' (9.14m) in depth having patio area leading to area principally laid to lawn with seating area, outside tap, south westerly aspect, access to side.

#### Driveway Parking

Recently re-laid block paved driveway for two vehicles.

#### 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)

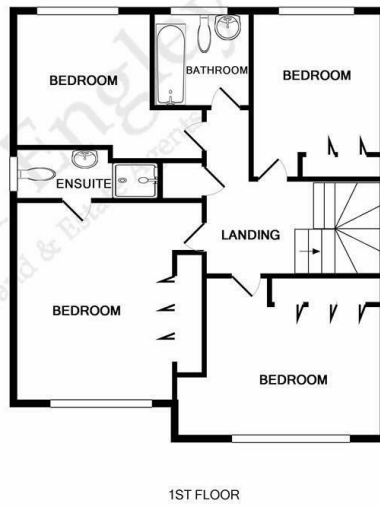
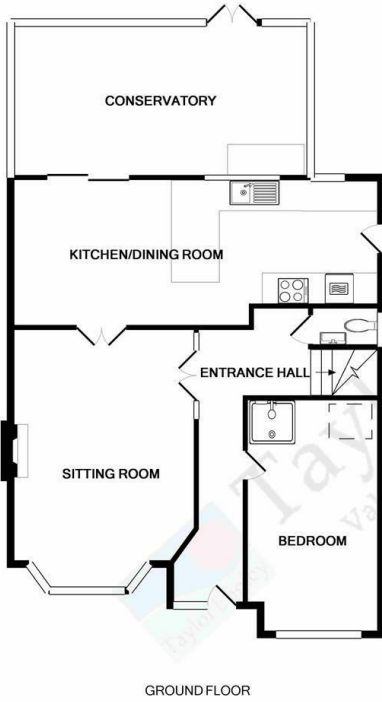
#### FOR CLARIFICATION:

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.

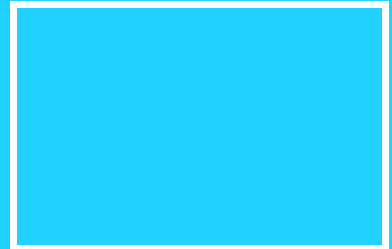
#### VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or misstatements. This plan is for guidance purposes only and should be used as such for any prospective purchase. Made with Metropix 10/2019



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>74</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		
<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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