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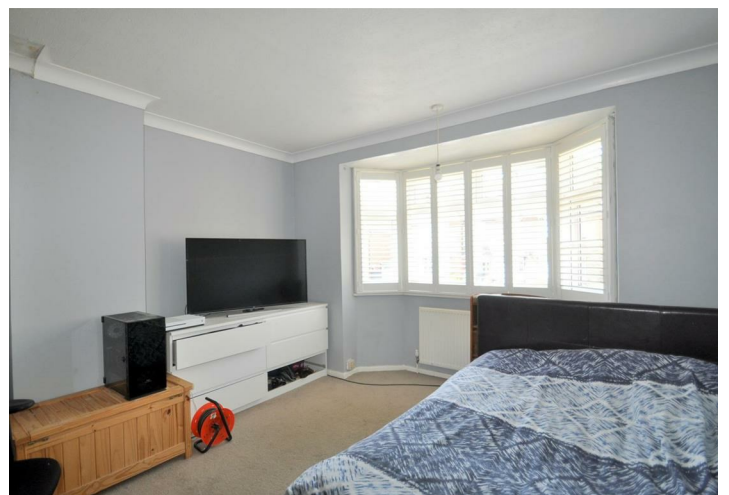
49 Sancroft Road, Old Town, Eastbourne, East Sussex, BN20 8HA
Guide Price £515,000 Freehold

Taylor Engley are delighted to offer to the market this BAY FRONTED THREE/FOUR BEDROOMED DETACHED HOME located in the favoured Old Town area of Eastbourne. The property enjoys views to the rear across the adjacent Old Town recreation ground and is considered to provide ideal family accommodation with the benefit of gas fired central heating and partial double glazing. Features include a bay fronted sitting room, spacious kitchen/dining room, lower ground floor bedroom 4/optional study with en-suite, three first floor bedrooms and a family bathroom. Outside there are gardens to the front and rear and an off road car hardstanding space.



The property is located in the favoured Old Town area of Eastbourne. Local shops can be found in Green Street and the Victoria Medical Centre can be found in the nearby Victoria Drive. The South Downs National Park is within walking distance and schools for most age groups can be found within the Old Town District. Bus services also serve the local area. Eastbourne's town centre is approximately one and a half miles distant offering a comprehensive range of shopping facilities and mainline railway station.

*** FAVOURED OLD TOWN LOCATION * UNINTERRUPTED VIEWS TO THE REAR OVER THE AJDACENT OLD TOWN RECREATION GROUND * IDEAL FAMILY ACCOMMODATION * BAY FRONTED SITTING ROOM * SPACIOUS KITCHEN/DINING ROOM * GROUND FLOOR WC * LOWER GROUND FLOOR BEDROOM 4/OPTIONAL STUDY WITH EN-SUITE * THREE FIRST FLOOR BEDROOMS * FAMILY BATHROOM * GARDENS * OFF ROAD CAR HARDSTANDING SPACE ***



The accommodation

Comprises:

Front door opening to:

Small Entrance Vestibule

With door to:

Hall

Herringbone style Parquet flooring, radiator, understairs storage cupboard, central heating thermostat, window to side.

Ground Floor Wc

Wall mounted wash hand basin with tiled splashback, low level wc, window to side.

Sitting Room

12'8 max into bay x 12'4 max (3.86m max into bay x 3.76m max) (12'4 max including depth of chimney breast).

Radiator, bay window to front with fitted window shutters.

Kitchen/Dining Room

20'1 max x 13'10 max (6.12m max x 4.22m max)

(20'1 max including depth of chimney breast x 13'10 max in dining area reducing to 10'3 in kitchen area)

Maximum overall measurements provided including depth of fitted units.

Dining Area

Exposed floor boards, radiator, outlook to rear over rear garden with the Old Town recreation ground beyond.

Kitchen Area

Comprises single drainer one and a half bowl sink unit, work surface with base units below, wall mounted cupboards, Lamona electric oven, Lamona five burner gas hob, Lamona fridge/freezer, Beko dishwasher, door to side, window to rear, outlook over rear garden with Old Town recreational ground behind.

Stairs leading down from dining area to:

Lower Ground Floor

Bedroom 4/Optional Study

13'3 max x 9'9 max (4.04m max x 2.97m max)

(9'9 max reducing to 7'9)

Currently used as bedroom, radiator, downlighters, double doors providing access to rear garden.

En-Suite shower room

Spacious tiled shower cubicle, pedestal wash hand basin, tiled splashback, low level wc connected to macerator, heated towel rail.

Stairs rising from entrance hall to:

First Floor Landing

Loft hatch to roof space.

Bedroom 1

13'10 max x 9'9 (4.22m max x 2.97m)

(9'9 to fitted wardrobe cupboard fronts)

Range of full height fitted wardrobe cupboards, built-in wardrobe cupboard, radiator, outlook to rear with views Old Town recreation ground.

Bedroom 2

13'4 max into bay x 11'9 max (4.06m max into bay x 3.58m max)

(11'9 max including depth of chimney breast)

Radiator, bay window to front with fitted window shutters.

Bedroom 3

9'2 max x 7'10 max (2.79m max x 2.39m max)

Radiator, window to front with fitted window shutters.

Bathroom

Shaped bath with tiled surround having shower over and shower screen, wash hand basin set into vanity unit, low level wc, heated towel rail, cupboard housing wall mounted gas fired boiler, shelving, window to side and rear.

Outside

Walled front garden being laid mainly to lawn and having car hardstanding space.

Rear Garden

Considered to be a feature of the property enjoying views over Old Town recreation ground. Spacious full width patio to immediate rear leading onto lawned garden, well stocked border and some shrubs, outside tap, integral utility room 7'6 max x 4'6 max reducing to 2'7 having plumbing for washing machine connected to macerator, light and power, radiator. Gate to either side of property - one side having covered area.

COUNCIL TAX BAND:

Council Tax Band - 'D' Eastbourne Borough Council - £2,416.45 until March 2025.

BROADBAND AND MOBILE PHONE CHECKER:

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

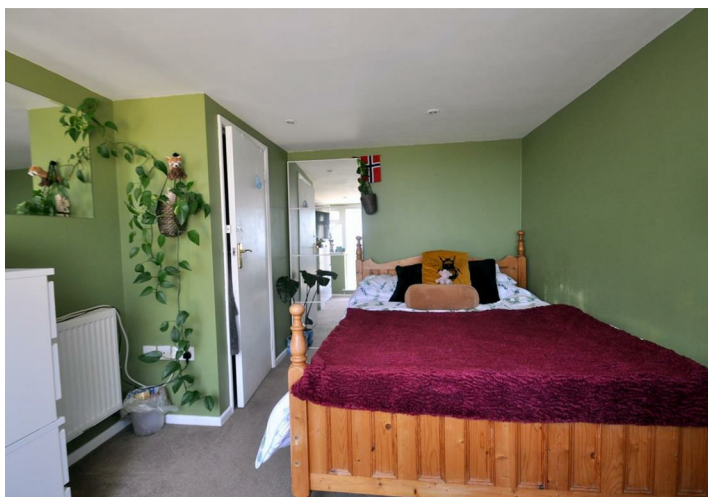
www.checker.ofcom.org.uk

FOR CLARIFICATION:

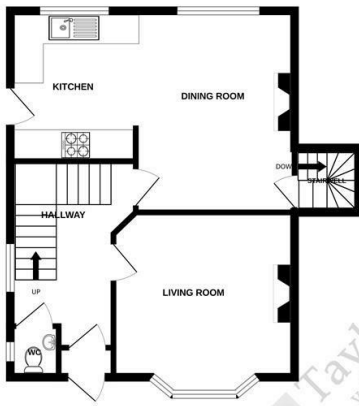
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.



GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR
497 sq.ft. (46.2 sq.m.) approx.

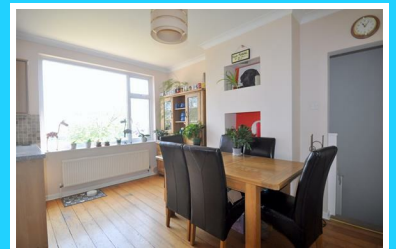
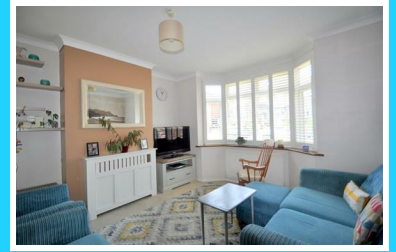


BASEMENT
209 sq.ft. (19.4 sq.m.) approx.



TOTAL FLOOR AREA : 1214 sq.ft. (112.8 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			
(81-91) B			
(69-80) C			
(55-68) D		65	78
(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.

Also at: 11 High Street, Hailsham, East Sussex BN27 1AL ☎(01323) 440000 Fax: (01323) 440750