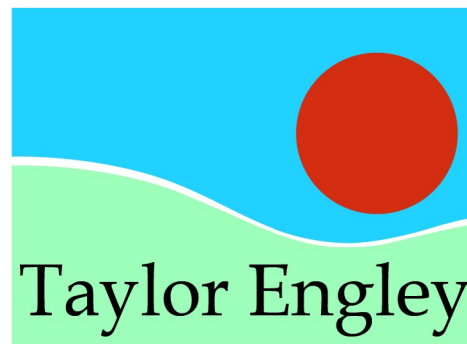


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16 Hunloke Avenue, Roselands, Eastbourne, East Sussex, BN22 8UJ
Guide Price £385,000 Freehold

An excellent opportunity has arisen to acquire this WELL PROPORTIONED THREE BEDROOMED SEMI DETACHED PERIOD PROPERTY, located in the favoured Roselands area of Eastbourne. The property boasts a spacious entrance hall, two reception rooms, three double bedrooms, newly fitted shower room, separate wc, driveway parking and a beautifully maintained rear garden. The property is also noted to benefit from gas fired central heating and double glazing.



The property is conveniently located in this heart of Roselands being within walking distance of local shops, schools and bus routes. Eastbourne's town centre with its comprehensive shopping facilities, mainline railway station and theatres is approximately one and a half miles distant.

*** THREE DOUBLE BEDROOMED SEMI-DETACHED HOUSE * DRIVEWAY PARKING * WORKSHOP * FITTED KITCHEN * TWO RECEPTION ROOMS * NEWLY FITTED SHOWER ROOM * SEPARATE WC * DOUBLE GLAZED WINDOWS * GAS FIRED CENTRAL HEATING * BEAUTIFULLY MAINTAINED REAR GARDEN ***



The accommodation

Comprises:

Porch

Front door opening to:

Hall

Radiator, understairs cupboard.

Living Room

12'4 x 11'8 (3.76m x 3.56m)

Bay window to front, radiator, coved ceiling.

Dining Room

12'5 x 10'6 (3.78m x 3.20m)

Radiator, double doors opening to rear garden.

Kitchen

12'4 x 10'5 (3.76m x 3.18m)

Range of wall and base units, stainless steel sink unit, work top surfaces, electric oven with extractor over, space for dishwasher, space for fridge freezer, window to rear and door to rear garden.

Stairs rising to:

First Floor Landing

Access to loft.

Bedroom 1

12'10 x 11'08 (3.91m x 3.56m)

Double glazed window to front, radiator, coved ceiling.

Bedroom 2

12'7 x 10'7 (3.84m x 3.23m)

Double glazed window to rear, coved ceiling, radiator.

Bedroom 3

11'3 x 8'11 (3.43m x 2.72m)

Double glazed window to rear, radiator, coved ceiling.

Shower Room

Recently been re-fitted, walk-in shower cubicle, wash basin with mixer tap set into cabinet, fully tiled, radiator, window.

Separate Wc

Low level wc.

Outside

Rear Garden

Level lawned garden with mature shrubs, hedges, plants and path to rear garden. To the rear of the garden there is a workshop (unable to measure at time of instruction). Green house. Block paved area to immediate rear used for seating. Outside wc, power and lighting.

Driveway Parking

For approximately two cars, path to front door.

COUNCIL TAX BAND:

Council Tax Band - 'D' Eastbourne Borough Council - currently £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 ENGLEBY.



Approx Gross Internal Area
105 sq m / 1129 sq ft



Ground Floor
Approx 52 sq m / 559 sq ft

First Floor
Approx 53 sq m / 570 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 80 |
| (69-80) C | | 67 | |
| (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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