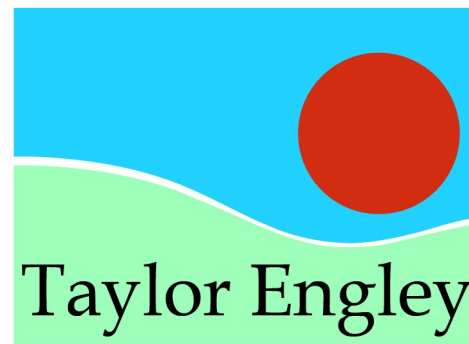


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**12 Mill Gap Road, Upperton, Eastbourne, East Sussex, BN21 2JE**  
**Guide Price £600,000 Freehold**

**A RARE opportunity arises to acquire this SPACIOUS INDIVIDUAL THREE BEDROOMED DETACHED BUNGALOW, located in the favoured Upperton area of Eastbourne. The property is considered to offer to generously proportioned living accommodation and has the benefit of gas fired central heating and double glazed windows. Features include a double aspect sitting room, adjacent dining room, kitchen, breakfast room/optional study, utility room, en-suite shower room and separate shower room. There is also the advantage of a spacious garage and a 52'5 under property storage area. The property is offered Chain Free and an internal inspection is highly recommended. EPC = D**





The property is located in the favoured Upperton area of Eastbourne being approximately one mile of Eastbourne's town centre which offers a comprehensive range of shopping facilities and mainline railway station. Eastbourne's seafront and theatres are approximately one and a half miles distance.

**\* INDIVIDUAL DETACHED BUNGALOW IN DESIRABLE UPPERTON LOCATION \* SPACIOUS LIVING ACCOMMODATION \* SITTING ROOM \* DINING ROOM \* BREAKFAST ROOM/OPTIONAL STUDY \* KITCHEN \* UTILITY ROOM \* THREE BEDROOMS \* EN-SUITE SHOWER ROOM \* SEPARATE SHOWER ROOM \* SPACIOUS GARAGE \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZED WINDOWS \* 52'5 UNDER PROPERTY STORAGE AREA \* UNDER PROPERTY GARDEN/GAMES ROOM \* CHAIN FREE \* INTERNAL VIEWING HIGHLY RECOMMENDED \***



## The accommodation

Comprises:

Front door opening to:

### Entrance Hall

Spacious hall area, display shelving, central heating thermostat, airing cupboard housing cylinder, radiator, loft hatch to roof space.

Double doors opening from entrance hall to:

### Sitting Room

22'7 max x 13'1 max (6.88m max x 3.99m max)  
(22'7 max reducing to 20'2)

Spacious through room with outlook to front and rear, fireplace with fitted living flame gas fire, two radiators. Wide opening to:

### Dining Room

10'8 x 10'2 (3.25m x 3.10m)

Radiator, display shelving, Pine dresser, outlook to front. Door to:

### Kitchen

10'6 max x 9'6 max (3.20m max x 2.90m max)

(Maximum measurements including depth of fitted units)

Comprises single drainer sink unit with mixer tap, work surface with with base units below, wall mounted cupboards, New World gas hob with extractor fan over, New World eye level gas oven with cupboard above and below, tiled floor, outlook to rear. Wide opening to:

### Breakfast Room/Optional Study

9'10 x 7'11 (3.00m x 2.41m)

Radiator, patio door opening to wrought iron Juliette style balcony with outlook to rear. Door to:

### Utility Room

9'11 x 5'9 (3.02m x 1.75m)

(Maximum measurements include depth of fitted units)

Circular sink unit with base unit below, space and plumbing for washing machine, Bosch washing machine, space for tumble dryer, Bosch tumble dryer, central heating programmer, window to rear, door to side and personal door to garage.

### Bedroom 1

14'6 x 9'11 (4.42m x 3.02m)

(14'6 to cupboard front)

Full height and full width built-in wardrobe cupboards with mirror fronted doors, radiator, outlook to front.

### En-Suite Shower Room

Tiled shower cubicle, wash hand basin with mixer tap set into cabinet, low level wc with concealed cistern, radiator.

### Bedroom 2

13'4 x 12'3 (4.06m x 3.73m)

Fitted shelving, radiator, outlook to rear.

### Bedroom 3

10'1 x 8'11 (3.07m x 2.72m)

Radiator, outlook to rear.

### Shower Room

Shower cubicle, wash hand basin with mixer tap set into cupboard unit, low level wc with concealed cistern, mostly tiled walls, radiator, window to rear.

### Integral Garage

17'11 max x 14'4 max (5.46m max x 4.37m max)

(17'11 max to door x 14'4 max in width)

Maximum measurements include internal fittings, structures and depth of steps. Light and power, consumer unit, fitted shelving, personal door opening to utility room.

### Outside

#### Front Garden

Mainly paved with well stocked border having a variety of established shrubs, outside lighting, block paved driveway preceding garage.

Steps from either side of the property leading down to:

#### Rear Garden

Having paved area, area laid to pea gravel, various mature shrubs and greenhouse.

#### Under Property Garden/Games Room

14'2 x 10' (4.32m x 3.05m)

Head height approximately 5'9 - having light and radiator - previously used by occupiers as games room.

#### Under Property Store

52'5" max overall in length (15.98m max overall in length)

Two access points opening to spacious under property store area, separated into five areas and extending to approximately 52'5 max (15.98m max) in length overall having light and power and housing Worcester wall mounted gas fired boiler.

#### 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.



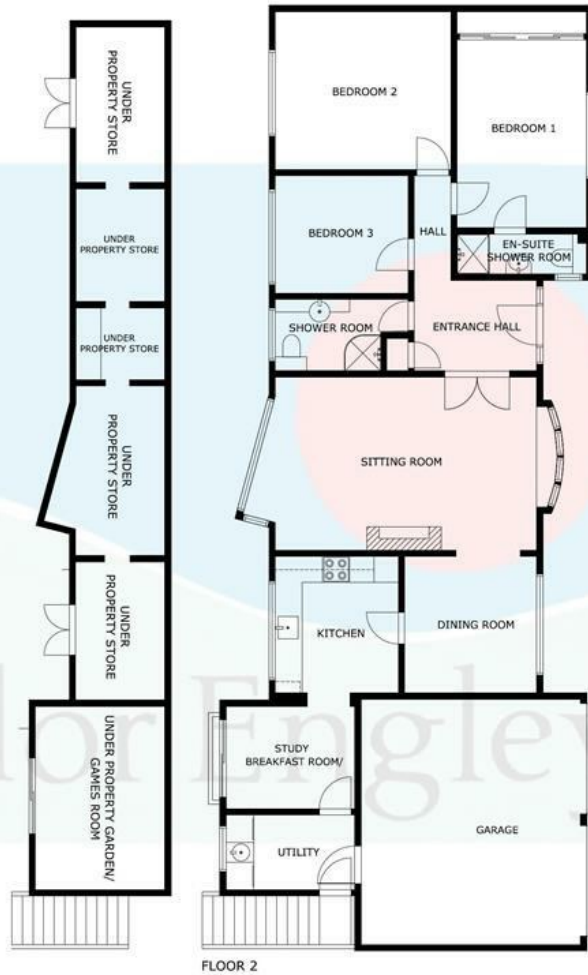
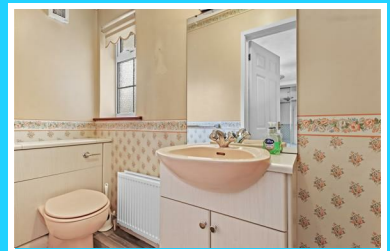
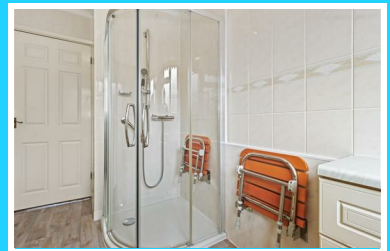












FLOOR 1

FLOOR 2

GROSS INTERNAL AREA  
 TOTAL : 1,828 sq ft  
 FLOOR 1: 515 sq ft, FLOOR 2: 1,313 sq ft  
 EXCLUDED AREA: GARAGE: 322 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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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