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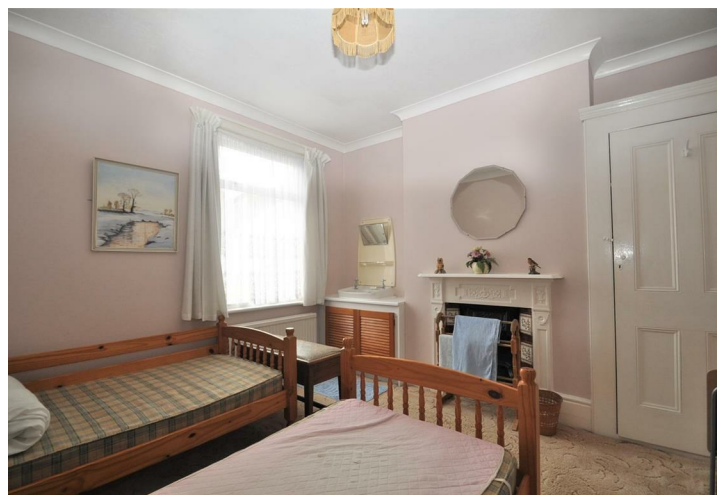
**3 Redoubt Road, Redoubt, Eastbourne, East Sussex, BN22 7DL**  
**Guide Price £390,000 Freehold**

**An opportunity arises to acquire this END OF TERRACED CHARACTER HOME, situated just off Eastbourne's seafront within the popular Redoubt area of Eastbourne. This bay fronted home has many period features and provides deceptively spacious living accommodation with the benefit of gas fired central heating. Features include two spacious reception rooms, kitchen/breakfast room, four first floor bedrooms and two basement rooms - one currently used as bedroom five.**



The property is situated just off the seafront within the popular Redoubt area of Eastbourne. Local shops can be found in Seaside whilst Eastbourne's town centre which offers a comprehensive range of shopping facilities and mainline railway station is approximately one and a quarter mile distant.

**\* IDEALLY SITUATED JUST OFF EASTBOURNE'S SEAFRONT \* DECEPTIVELY SPACIOUS LIVING ACCOMMODATION \* TWO SEPARATE RECEPTION ROOMS \* KITCHEN/BREAKFAST ROOM \* FOUR FIRST FLOOR BEDROOMS \* TWO BASEMENT ROOMS - ONE CURRENTLY USED AS BEDROOM FIVE \* COURTYARD GARDEN TO REAR \* GAS FIRED CENTRAL HEATING \* PERIOD FEATURES \***



## The accommodation

Comprises:

### Entrance Vestibule

Inner door to:

### Entrance Hall

Split level hall, radiator.

### Sitting Room

15'7 max into bay x 14'11 (4.75m max into bay x 4.55m)  
(14'11 max into chimney breast)

Feature open fire having marble surround, cast iron and tiled inset, tiled hearth, radiator, picture rail, wide bay window with outlook to front.

### Dining Room

12'5 max x 11'11 (3.78m max x 3.63m)  
(12'5 max including depth of chimney breast)

Feature open fireplace with marble surround, cast iron and tiled inserts, tiled hearth, picture rail, outlook to rear.

### Kitchen/Breakfast Room

10' x 11'11 (3.05m x 3.63m)  
(10' to chimney breast plus recesses)

Maximum measurements including depth of fitted units. One and a half bowl stainless steel sink unit, work surface with base units below, wall mounted cupboards, space and plumbing for washing machine, space and plumbing for dishwasher, space for slot-in cooker with extractor fan over, cupboard housing Glow Worm gas fired boiler and cylinder, window to side and door to rear.

Stairs from entrance hall down to basement area - comprises:

### Hall Area

Radiator, built-in cupboard housing electric meter, gas meter and consumer unit.

### Room One

12'2 x 11'6 (3.71m x 3.51m)

(12'2 to chimney breast plus recess)

Currently used as bedroom 5 - radiator, recess with shelving, deep recess with window to either side.

### Storage Room

12'1 x 10'7 plus recess (3.68m x 3.23m plus recess)

Radiator, window and door to rear.

Stairs rising from hall to:

### Split Level First Floor Landing

Loft hatch to roof space, window to side.

### Bedroom 1

14'7 max into bay x 11'2 (4.45m max into bay x 3.40m)  
(11'2 to chimney breast plus recesses)

Built-in cupboard, wall mounted wash hand basin, radiator, wide bay window with outlook to front.

### Bedroom 2

11'11 x 11'3 to chimney breast (3.63m x 3.43m to chimney breast)

Fireplace surround with cast iron/tiled inset, radiator, wash hand basin with cabinet below, built-in wardrobe cupboard, outlook to rear.

### Bedroom 3

11' x 6'2 (3.35m x 1.88m)

(6'2 widening to 8'9 max into door recess)

Cast iron fire place surround, built-in wardrobe cupboard, radiator, wash hand basin, outlook to rear.

### Bedroom 4

8'4 x 6' (2.54m x 1.83m)

Wall mounted wash hand basin, wall mounted wash hand basin, radiator, outlook to front.

### Shower Room

Hip style bath with shower unit over, pedestal wash hand basin, low level wc, tiled walls, radiator, window to side.

### Outside

#### Rear Garden

Courtyard style garden to rear having raised border with some shrubs, timber shed, outside wc with light, gate to rear.

#### Front Garden

Small walled garden to front with feature railings.

### 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](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 ENGLEBY.



# Redoubt Road, Eastbourne, BN22

Approximate Area = 1826 sq ft / 169.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Taylor Engley Limited. REF: 957144



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

**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.

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