

Valuers, Land & Estate Agents

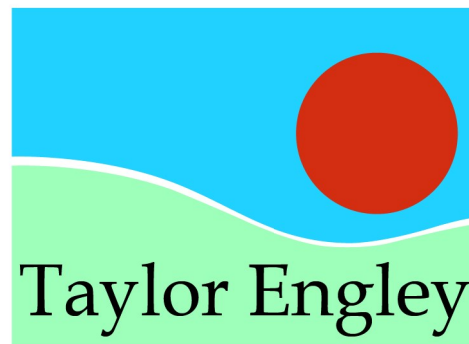
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11 Gorse Close, Old Town, Eastbourne, East Sussex, BN20 8RZ

Guide Price £325,000 Freehold

A well presented THREE BEDROOMED SEMI-DETACHED HOME located in the popular Old Town area. The property enjoys far reaching views towards the coast and is offered with the benefit of gas fired central heating and double glazed windows. Features include a 16'10 max x 9'10 max living room, kitchen/breakfast room, three bedrooms and driveway parking.



Local shops can be found in the nearby Victoria Drive and Green Street and bus services serve the local area. Schools for most age groups can be found within the Old Town district whilst Eastbourne's town centre which offers a comprehensive range of shopping facilities and mainline railway station is approximately two miles distant.

*** POPULAR OLD TOWN AREA * FAR REACHING VIEWS TOWARDS THE COAST * GAS FIRED CENTRAL HEATING * DOUBLE GLAZED WINDOWS * 16'10 MAX X 9'10 MAX LIVING ROOM * KITCHEN/BREAKFAST ROOM * THREE BEDROOMS * BATHROOM/WC * DRIVEWAY PARKING * GARDENS * VIEWING HIGHLY RECOMMENDED ***



The accommodation

Comprises:

Front door opening to:

Entrance Hall

Radiator, central heating thermostat, built-in storage cupboard housing Glow Worm gas fired boiler, consumer unit and electric meter. Door opening to:

Living Room

16'10 max x 9'10 max (5.13m max x 3.00m max) (Maximum measurements include depth of staircase but exclude door recess).

Tiled fireplace surround with fitted living flame gas fire, radiator, outlook to front with far reaching views towards the coast. Door to rear opening to:

Conservatory

9'10 x 8'3 (3.00m x 2.51m)

Radiator, overlooking rear garden, door to rear garden.

Kitchen/Breakfast Room

12' max x 8'7 max (3.66m max x 2.62m max) (Maximum measurements including depth of fitted units).

Double aspect room Comprises single drainer stainless steel sink unit, work surface, range of base and wall mounted cupboards, space and plumbing for washing machine, space for slot-in cooker, space for under counter fridge and space for under counter freezer, radiator, part tiled walls, airing cupboard housing cylinder and shelving, central heating programmer, door to side (not double glazed).

Stairs rising from living room to:

First Floor Landing

Window to rear.

Bedroom 1

10'4 max x 10'2 max (3.15m max x 3.10m max) Double built-in wardrobe cupboard, radiator, loft hatch to roof space with fitted loft ladder, outlook to front with far reaching views towards the coast.

Bedroom 2

10'4 max x 8'8 max (3.15m max x 2.64m max) Double built-in wardrobe cupboard, radiator, outlook to front with far reaching views towards the coast.

Bedroom 3

6'9 max x 6'5 max (2.06m max x 1.96m max) Radiator, outlook to rear.

Bathroom

Bath with Mira shower unit over, shower screen, pedestal wash hand basin, low level wc, heated towel rail, window to rear.

Outside

Front Garden

Being laid mainly to lawn and having driveway parking.

Rear Garden

Having paved area, area of lawn and border, some shrubs, outside tap, timber shed.

COUNCIL TAX BAND:

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

BROADBAND AND MOBILE PHONE CHECKER:

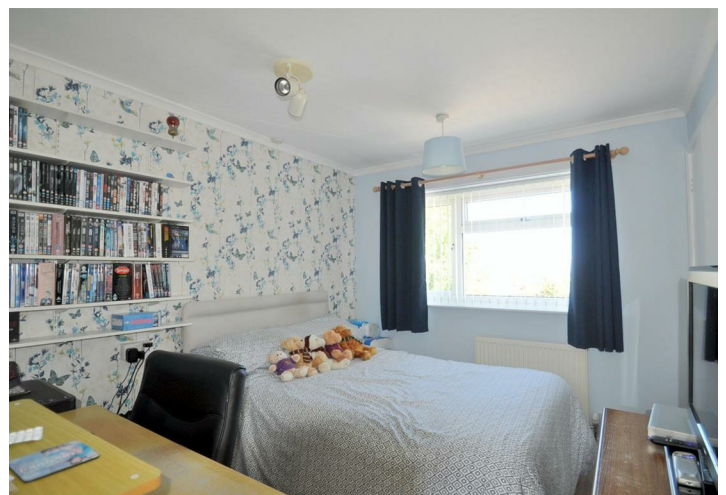
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

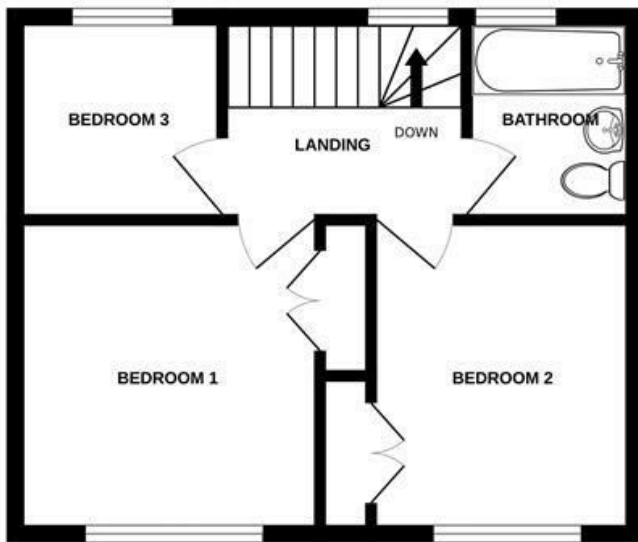
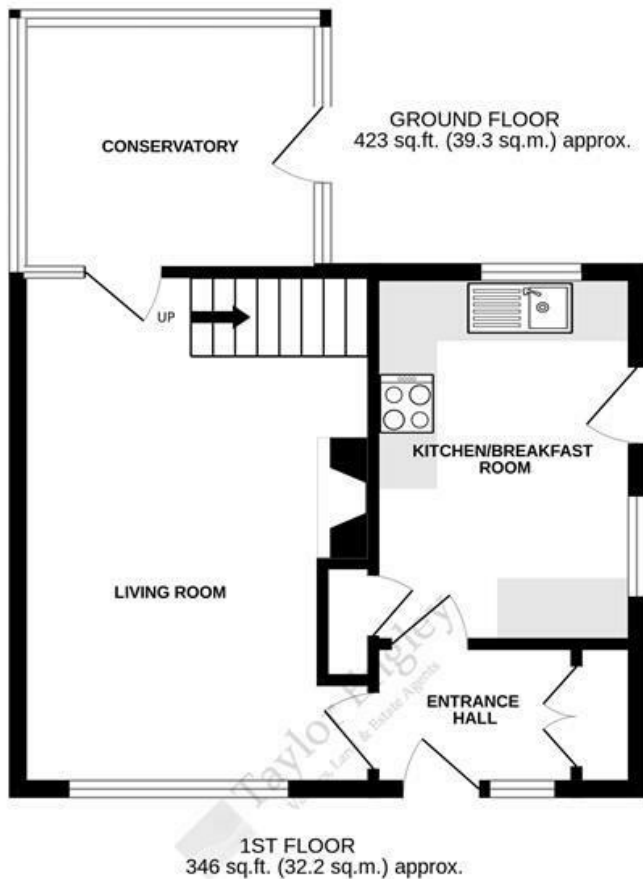
FOR CLARIFICATION:

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.





TOTAL FLOOR AREA : 770 sq.ft. (71.5 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		82
(69-80) C		
(55-68) D	65	
(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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