

Valuers, Land & Estate Agents

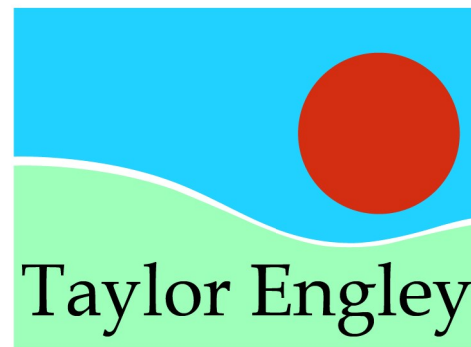
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2 Southdown Road, Borders of Old Town, Eastbourne, East Sussex, BN20 9AA

Asking Price £775,000 Freehold

Taylor Engley are delighted to offer to the market this well presented and much improved INDIVIDUAL FIVE BEDROOMED DETACHED HOME, located in the desirable Southdown Road. This spacious home is considered to be in very good decorative order and is offered with the benefit of gas fired central heating and double glazed windows. Features include a bay fronted sitting room, separate dining room, spacious kitchen/dining room, ground floor bedroom with en-suite, four first floor bedrooms - one with en-suite and a family bathroom. Outside there is spacious driveway parking, a garage and gardens to front and rear - the front enjoying level lawned garden with a good degree of privacy. EPC = C



The property is located in the desirable Southdown Road on the borders of the favoured Little Rotton and Old Town district. To the far end of Southdown Road is the Willingdon Golf Club and local schools for most age groups are within walking distance. The South Downs National Park where numerous scenic walks can be enjoyed is also within close proximity. Bus services serve the local area whilst Eastbourne's town centre is approximately two miles distant and offers a comprehensive range of shopping facilities and mainline railway station. Mainline railway stations can also be found at Hampden Park and at Polegate.

*** DESIRABLE SOUTHDOWN ROAD * WELL PRESENTED LIVING ACCOMMODATION * SPACIOUS KITCHEN/DINING ROOM * TWO RECEPTION ROOMS * GROUND FLOOR BEDROOM WITH EN-SUITE * FOUR FIRST FLOOR BEDROOMS - ONE WITH EN-SUITE * LEVEL GARDENS * GARAGE * AMPLE DRIVEWAY PARKING * GAS FIRED CENTRAL HEATING * DOUBLE GLAZED WINDOWS * CONVENIENT LOCATION * WALKING DISTANCE TO WILLINGDON GOLF CLUB, THE SOUTH DOWNS NATIONAL PARK AND SCHOOLS FOR MOST AGE GROUPS * INTERNAL VIEWING HIGHLY RECOMMENDED ***



The accommodation

Comprises:

Door opening to:

Entrance vestibule

Having built-in display shelving, downlighters, skylight window and tiled floor.

Front door opening to:

Entrance Hall

Vertical radiator, understairs storage cupboard housing Baxi gas fired boiler and having light.

Cloakroom

Low level wc, wall mounted wash hand basin set into vanity unit and having tiled splashback and mixer tap, radiator, tiled floor.

Sitting Room

21'5 max x 16'10 max into bay (6.53m max x 5.13m max into bay)

(16'10 max into bay reducing to 14'7)

Attractive and spacious bay fronted room having two windows to front each with fitted window shutters, fitted wood burner, two radiators.

Dining Room

16'5 max into bay x 11'11 max (5.00m max into bay x 3.63m max)

(16'5 max into bay reducing to 13'8)

Currently used as television room - having vertical radiator and double doors opening to rear garden area.

Fitted Kitchen/Dining Room

32'4 max x 12'2 max (9.86m max x 3.71m max)

(12'2 max reducing 10'1)

Comprises single drainer one and a half bowl sink unit with mixer tap, range of wall mounted cupboards and base units, island unit, Candy under counter electric oven, Neff four ring ceramic hob with extractor fan over, integrated Zanussi dishwasher, space and plumbing for washing machine and space for tumble dryer, Bosch American style fridge freezer, downlighters and additional surround uplighting, tiled floor, built-in cupboard housing electric and gas meter and consumer unit, skylight window, outlook to front and double doors to rear opening to conservatory.

Conservatory

18' max x 10'4 max (5.49m max x 3.15m max)

(10'4 max reducing to 9'4)

Tiled floor, radiator, double doors opening to rear garden.

Door from entrance hall to:

Ground Floor Bedroom 5

13'8 max x 8'8 max (4.17m max x 2.64m max)

Double built-in wardrobe cupboards, storage cupboard, radiator, outlook to rear.

En-Suite Bathroom

Spacious en-suite bathroom having white suite comprises shaped bath with mixer tap and tiled surround, spacious tiled shower cubicle with rainhead style shower unit, pedestal wash hand basin with mixer tap, low level wc, chrome effect heated towel rail, tiled floor, extractor fan, downlighters.

Stairs rising from entrance hall to:

Half landing

With window to side.

First Floor Landing

Built-in cupboard with hanging rails, loft hatch to roof space.

Bedroom 1

14'11 max into bay x 11'11 max (4.55m max into bay x 3.63m max)

(Measurements exclude door recess)

Spacious room with two double built-in wardrobe cupboards, radiator, bay window to front with fitted window shutters.

Bedroom 2

11'8 x 9'2 (3.56m x 2.79m)

(11'8 extending to 13'9 max into door recess x 9'2 widening to 11'8 max).

Double built-in wardrobe cupboard, window to rear with fitted window shutters.

En-Suite Shower Room

Tiled shower cubicle with rainhead style shower fitment, wash hand basin with mixer tap set into vanity unit and having tiled splashback, radiator, downlighter.

Bedroom 3

9'9 x 9'1 max (2.97m x 2.77m max)

(9'9 extending to 14'10 max into door recess).

Double built-in wardrobe cupboard, radiator, double aspect room having fitted window shutters and outlook to front.

Bedroom 4

9' max x 7'9 (2.74m max x 2.36m)

(7'9 to cupboard front extending to 9'9 into door recess)

Double built-in wardrobe cupboard, airing cupboard housing cylinder and shelving, fitted window shutters, outlook to rear.

Family Bathroom

Shaped bath with tiled surround and having rainhead shower fitment over, handheld shower fitment and shower screen, pedestal wash hand basin with mixer tap, low level wc, heated towel rail/radiator, tiled floor, downlighters, window to side.

Outside

Garage

23'10 x 12'2 (7.26m x 3.71m)

(23'10 to up and over door)

Maximum measurements including depth of internal pillars, chimney breast and fittings - Spacious garage having light and power, up and over door to front and personal door opening to rear garden.

Front Garden

Considered to be a feature of the property having spacious block paved driveway providing ample off road parking, area of level lawn flanked by well stocked borders having a variety of mature trees and shrubs which provide a good deal of privacy, area of decking and timber summerhouse (11'8 x 6'10) having partly tiled walls and Lay-z-spa hot tub. Further area of decking, outside tap.

Rear Garden

Laid mainly to block paving and having well stocked flower beds with a variety of mature shrubs, outside tap, personal door to garage and gate to rear.

COUNCIL TAX BAND:

Council Tax Band - 'G' Eastbourne Borough Council.

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.

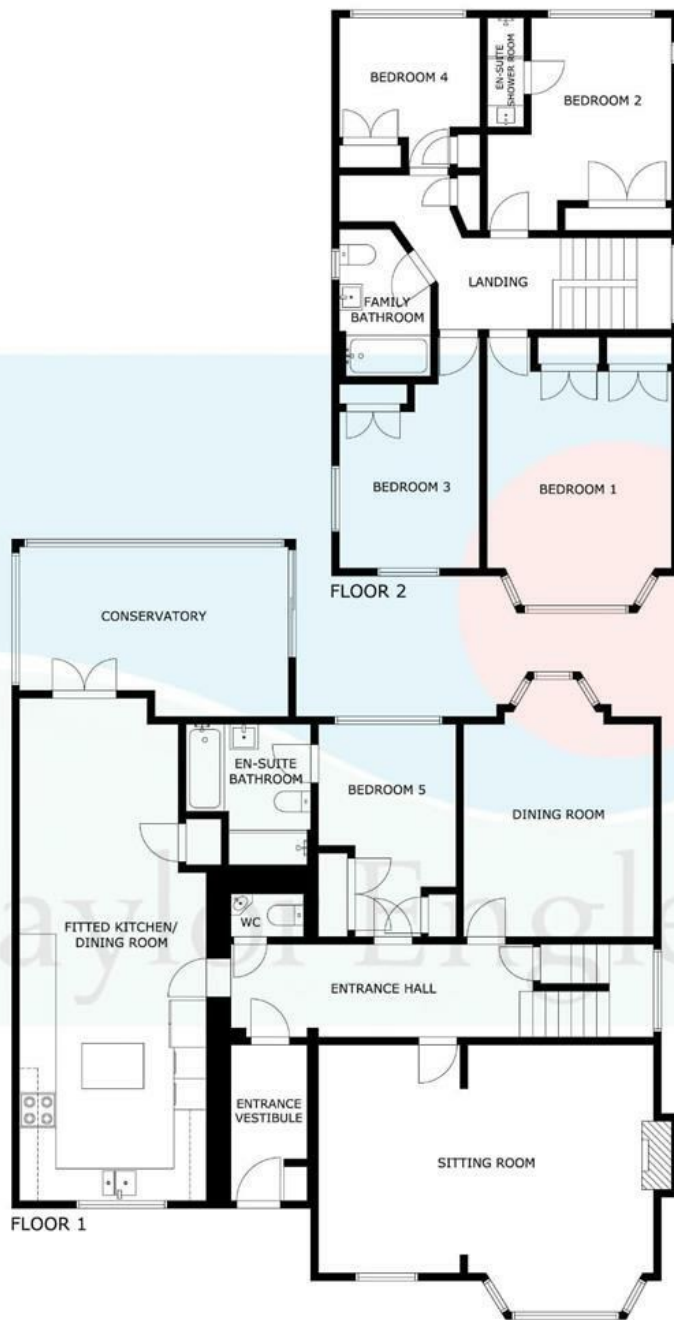
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.

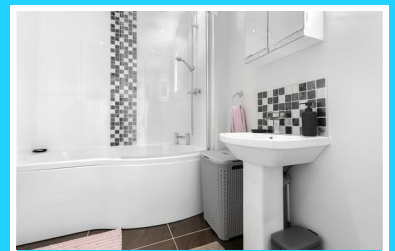
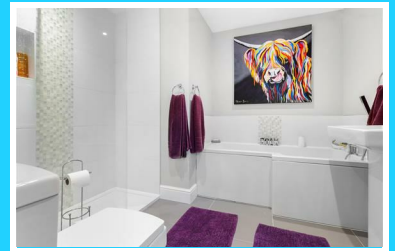








GROSS INTERNAL AREA
TOTAL: 220 m²/2,366 sq.ft
FLOOR 1: 148 m²/1,589 sq.ft, FLOOR 2: 72 m²/777 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	81
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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