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**41 Windermere Crescent, Roselands, Eastbourne, East Sussex, BN22 8PR**  
**Guide Price £245,000 Freehold**

An excellent opportunity has arisen to acquire this **TWO BEDROOMED END OF TERRACED HOUSE**, located in the popular Roselands area of Eastbourne. Although requiring modernisation throughout, the property is noted to benefit from gas fired central heating, double glazed windows, fitted kitchen, spacious living/dining room, two bedrooms, recently re-fitted shower room, rear garden and a garage.  
The property is being offered to the market Chain Free. EPC = D





The property is conveniently situated being within walking distance of local shops and amenities. Local schools and park are also within close proximity. Eastbourne's town centre with its comprehensive range of shopping facilities, mainline railway station, theatres and and seafront is approximately one and a half miles distant.

**\* POPULAR ROSELANDS LOCATION \* FITTED KITCHEN \* LIVING DINING ROOM \* TWO BEDROOMS \* SHOWER ROOM \* GARDENS \* GARAGE \* CHAIN FREE \* DOUBLE GLAZING WINDOWS \* GAS FIRED CENTRAL HEATING \***





## The accommodation

Comprises:

Front door opening to:

### Hall

Radiator, storage cupboard.

### Kitchen

10'5 x 7'3 (3.18m x 2.21m)

Range of base and wall units, stainless steel sink, stand alone electric oven, stand alone fridge freezer, space and plumbing for washing machine, double glazed window to front, radiator, cupboard housing boiler.

### Living/Dining Room

18'5 x 10'7 (5.61m x 3.23m)

Radiator, sliding doors opening to rear garden.

Stairs rising to:

### First Floor Landing

Access to loft.

### Bedroom 1

12'4 x 10'7 (3.76m x 3.23m)

Radiator, double glazed window to rear.

### Bedroom 2

10'7 x 10'1 (3.23m x 3.07m)

Double glazed window to front, radiator.

### Shower Room

Large walk-in shower cubicle with electric shower unit over, low level wc, wash basin with mixer tap, tiled walls, mirrored wall cabinet.

## Outside

### Rear Garden

Laid to patio with mature borders having plants and shrubs, shed, access to the garage block.

### Front Garden

Lawned area with pathway to front door.

## Garage

Up and over door with power and light.

## COUNCIL TAX BAND:

Council Tax Band - 'B' Eastbourne Borough Council  
- Currently £1,879.46 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)

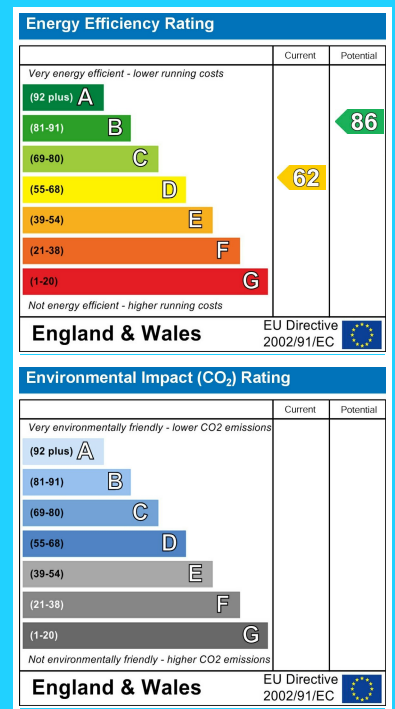
## FOR CLARIFICATION:

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.





**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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