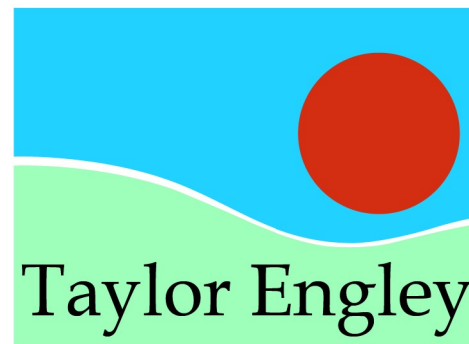


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10 Selmeston Road, Rodmill, Eastbourne, East Sussex, BN21 2SU
Guide Price £445,000 Freehold

An opportunity arises to acquire this spacious **THREE BEDROOMED** semi-detached bungalow located in the popular Rodmill area of Eastbourne. The property occupies a level plot of approximately 0.24 of an acre, with the rear garden extending to approximately 183' in depth. The property is offered with the benefit of gas fired central heating and double glazed windows and has features that include a bay fronted sitting room, extension dining/garden room, ample driveway parking and a garage.



The property is located in the popular Rodmill area of Eastbourne, being within walking distance of bus services that pass by on nearby Kings Drive, the scenic Hampden Park and Eastbourne District General Hospital. Local shops can be found in Framfield Way and schools for most age groups are within a one and a half mile radius. Eastbourne's town centre is approximately two miles distant, offering a comprehensive range of shopping facilities and mainline railway station.

*** POPULAR RODMILL LOCATION * THREE BEDROOMS * BAY FRONTED SITTING ROOM * EXTENSION DINING/GARDEN ROOM * KITCHEN * BATHROOM * SEPARATE W.C * DRIVEWAY PARKING * GARAGE * PLOT SIZE APPROXIMATELY 0.24 OF AN ACRE * REAR GARDEN APPROXIMATELY 183' IN DEPTH * VIEWING HIGHLY RECOMMENDED**



The accommodation

Comprises:

Double Doors Opening

To:

Porch

Tiled floor.

Front Door

Opening to:

Entrance Hall

Built in cloaks cupboard, airing cupboard housing cylinder, two built-in storage cupboards, cupboard housing electric meter, radiator, loft hatch to roof space with fitted loft ladder and light.

Sitting Room

17'2 max into bay x 12'3 (5.23m max into bay x 3.73m)
(Maximum measurements including depth of chimney breast)

Central heating thermostat, window to side and bay window with outlook to front.

Kitchen

10'3 x 8'7 (3.12m x 2.62m)
(Maximum measurements including depth of fitted units)

Comprises single drainer stainless steel sink unit with mixer tap, work surface with base units below, wall mounted cupboards, space and plumbing for washing machine, space for slot in cooker with extractor fan over, Baxi wall mounted gas fired boiler, wide opening to:

Extension Dining/Garden Room

17'2 max x 11'11 max (5.23m max x 3.63m max)
(17'2 max reducing to 12'11 x 11'11 max reducing to 11'7)

Feature room with ceiling lantern, radiator, outlook over rear garden and double doors opening to rear garden.

Bedroom 1

13'4 max x 10'6 max plus door recess (4.06m max x 3.20m max plus door recess)
Radiator, outlook to front.

Bedroom 2

11'11 x 11'9 (3.63m x 3.58m)
Radiator, outlook to rear.

Bedroom 3

9'6 x 8'11 (2.90m x 2.72m)
Radiator, outlook to side.

Bathroom

Bath with mixer tap and Trident shower unit over, shower screen, pedestal wash hand basin, chrome effect heated towel rail, part tiled walls.

Separate W.C

Low level w.c.

Front Garden

Being laid to lawn, having various shrubs.

Driveway Parking

Ample driveway parking to the front of the property, the driveway continues to the side of the property via timber gates which precede the garage.

Rear Garden

Considered to be a feature of the property, extending to approximately 183' in depth. The rear garden is laid mainly to lawn and has various mature trees and shrubs which provide a good deal of privacy. Two timber sheds, timber summerhouse and outside tap.

Garage

14'2 max x 7'9 max (4.32m max x 2.36m max)
(14'2 max to up and over door x 7'9 max)

Maximum measurements including depth of internal pillars and structures. Up and over door to front, light and personal door to rear.

BROADBAND AND MOBILE PHONE CHECKER:

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

COUNCIL TAX BAND:

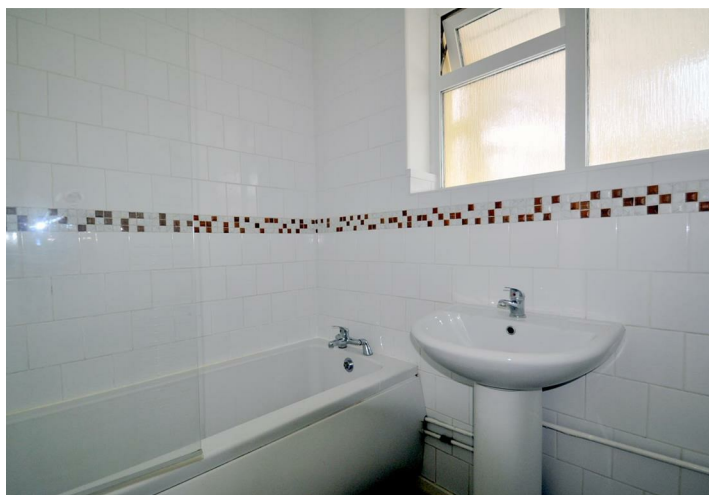
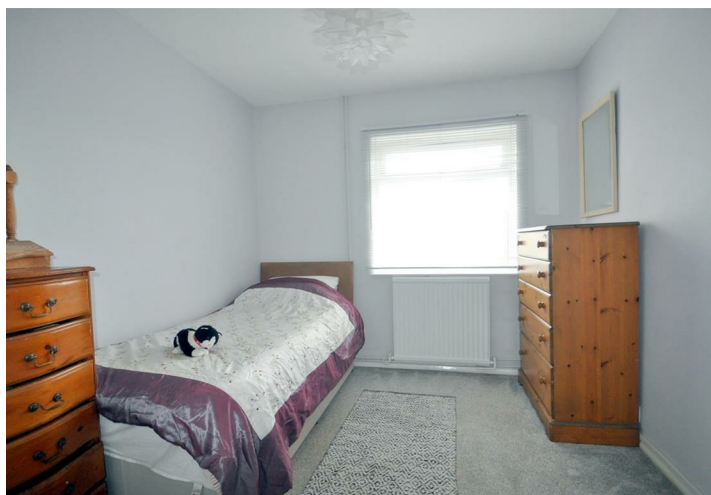
Council Tax Band - D Eastbourne Borough Council

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.

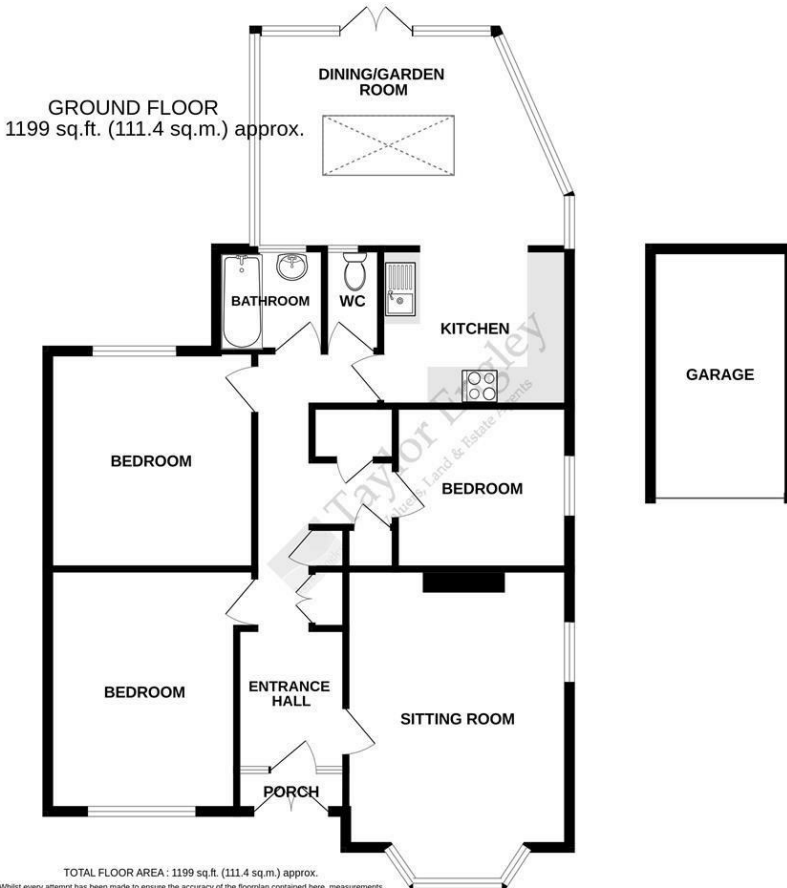
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.









TOTAL FLOOR AREA: 1199 sq.ft. (111.4 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.
 Made with Metropix 630204



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		72	
(69-80) C			
(55-68) D			
(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.

Also at: 11 High Street, Hailsham, East Sussex BN27 1AL ☎(01323) 440000 Fax: (01323) 440750