

Valuers, Land & Estate Agents

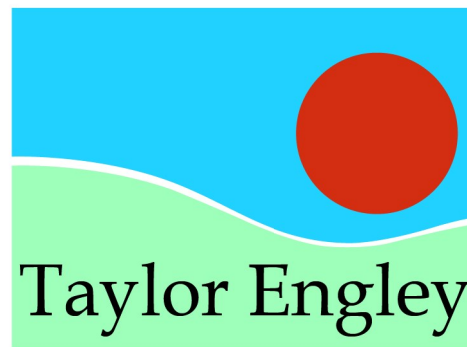
6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

Tel: (01323) 722222

Fax: (01323) 722226

eastbourne@taylor-engley.co.uk

www.taylor-engley.co.uk



7 Yew Tree Court, Mill Gap Road, Eastbourne, East Sussex, BN21 2FA

Guide Price £550,000 Freehold

GUIDE PRICE £550,000 - £ 560,000 A well presented and deceptively spacious **FOUR BEDROOMED** end of terraced townhouse with south westerly garden, situated in this recently constructed exclusive residential close, within the sought after Upperton area of Eastbourne. The accommodation benefits from spacious sitting/dining and kitchen area with bi-fold doors to attractive south westerly garden.



The accommodation offers fully fitted kitchen with AEG integrated appliances with granite worktop surfaces, luxury en-suite bathroom to master bedroom with additional dressing area, two further bedrooms, one with en-suite facilities, two allocated parking spaces to front, attractive landscaped gardens and is being sold chain free.

*** RECEPTION HALL * 18' SITTING/DINING ROOM * OPEN PLAN KITCHEN * THREE FIRST FLOOR BEDROOMS, ONE WITH EN-SUITE SHOWER ROOM * MASTER BEDROOM SUITE WITH LUXURIOUS EN-SUITE SHOWER ROOM AND DRESSING AREA * LUXURIOUS BATHROOM/W.C * LANDSCAPED GARDENS TO REAR WITH A SOUTH WESTERLY TERRACE * TWO ALLOCATED CAR PARKING SPACES * GAS FIRED CENTRAL HEATING * UPVC DOUBLE GLAZING * CHAIN FREE ***



The accommodation

Comprises:

Double Glazed Front Door

To;

Entrance Hall

With understairs storage cupboard, radiator.

Cloakroom

Low level w.c, hand wash basin, radiator.

Spacious Sitting Room/Dining Room

18' x 14'6 (5.49m x 4.42m)

With bi-fold doors to rear terrace, with access to attractive south westerly facing gardens, open plan to:

Spacious Kitchen

18'7 x 8'8 (5.66m x 2.64m)

Fitted kitchen with comprehensive range of matching eye and base level units, with complimentary granite worktop surfaces with integrated appliances including electric fan oven, gas hob with fitted hood above, integrated dishwasher, low level fridge and separate freezer, concealed wall mounted gas fired boiler for the provision of gas fired central heating and domestic hot water, radiator, upvc leaded light window to front.

Staircase from reception hall to:

First Floor Landing

Currently comprises deep laundry cupboard with plumbing and space for washing machine, tumble dryer and radiator.

Guest Bedroom Suite - Bedroom 2

16'10 x 8'8 (5.13m x 2.64m)

With built in range of mirror fronted double wardrobes, upvc windows to front with juliet balcony

En-Suite

8'7 x 4'9 (2.62m x 1.45m)

Double shower cubicle with fully tiled thermostatic shower unit, wall mounted hand wash basin with mono bloc mixers, close coupled w.c, shaver point, heated towel rail, extractor.

Bedroom 3

9'3 x 8'8 (2.82m x 2.64m)

UPVC windows to rear, double wardrobe, radiator.

Bedroom 4

9'1 x 9' (2.77m x 2.74m)

UPVC windows to rear, radiator, double wardrobe.

Family Bathroom

8'10 x 7'5 (2.69m x 2.26m)

White suite comprising panelled bath, wall mounted shower

unit over, wall mounted hand wash basin with chrome fittings, close coupled w.c. ceramic tiled flooring, extractor with separate isolator switch, chrome heated towel rail, UPVC obscure window to front.

Stairs from hall landing to:

Second Floor

Built in linen storage cupboard with electric heater.

Master Bedroom Suite

28'6 x 18'0 narrowing to 11'5 (8.69m x 5.49m narrowing to 3.48m)

Being dual aspect with windows to front and rear, the rear affording views over the South Downs, two radiators, door to:

Luxurious En-Suite Shower Room

11'3 x 6'3 (3.43m x 1.91m)

With double shower cubicle with thermostatic shower unit over, dual flush w.c, hand wash basin, velux windows with views towards the South Downs, heated towel rail, ceramic tiled flooring.

One of the main features of the property is the attractive landscaped rear garden, which extends approximately to 75', narrowing to the far end. The garden has a south westerly aspect with a wide decked area immediately to the rear of the property which affords a high degree of seclusion, side gated access, timber garden store. Small area to the front of the garden laid to shrubs.

Two Allocated Parking Spaces

To either side of the front garden.

The property is being sold CHAIN FREE.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

www.checker.ofcom.org.uk

COUNCIL TAX BAND:

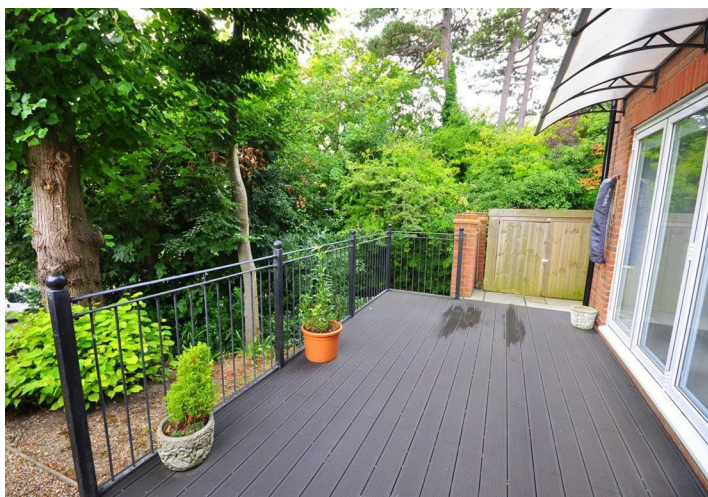
Council Tax Band - E £2953.44 Eastbourne Borough Council until 31st March 2025.

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.

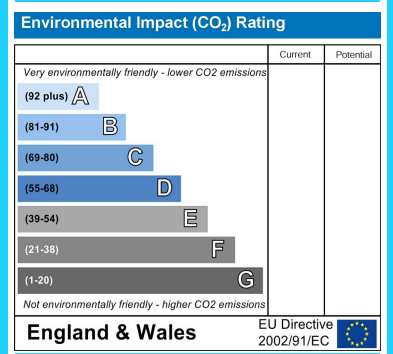
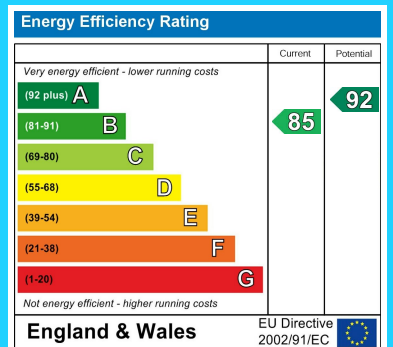
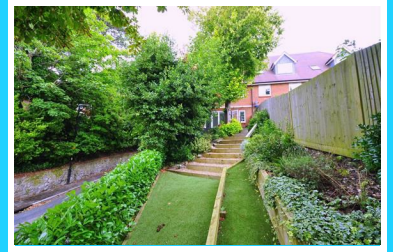
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.









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