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**Taylor Engley**



**1 St. Gregory Close, Meads, Eastbourne, East Sussex, BN20 7JL**  
**Guide Price £495,000 Freehold**

**An opportunity to purchase this SPACIOUS THREE BEDROOMED END OF TERRACED HOME, in this favoured Meads location. Although requiring some modernisation and refurbishment, the property does offer sealed unit double glazing, gas fired central heating, three reception rooms, three bedrooms and two bathrooms. Additionally, the property does offer spacious kitchen, family room leading to sun room with landscaped garden to rear. Extensive views are afforded over Eastbourne towards the sea front the rear of the property. EPC=D**



The property is conveniently located within close proximity to local shops and amenities in nearby Meads Street whilst Eastbourne's town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately one mile distant.

**\* ENTRANCE HALL \* CLOAKROOM/WC \* DINING ROOM \* KITCHEN \* FAMILY ROOM \* CONSERVATORY \* FIRST FLOOR LANDING \* SITTING ROOM \* BEDROOMS 3 \* SHOWER ROOM/WC \* TWO FURTHER SECOND FLOOR DOUBLE BEDROOMS \* BATHROOM/WC \* STORE UNIT FORMERLY GARAGE \* PARKING TO FRONT \* LANDSCAPED GARDENS TO REAR \* CHAIN FREE \***



## The accommodation

Comprises:

Front door to:

### Entrance Hall

Radiator, alarm panel, coved ceiling.

### Cloakroom/Wc

Low level wc, wall mounted wash hand basin, radiator, upvc obscure window to rear.

### Dining Room

12' x 10'10 (3.66m x 3.30m)

Upvc bay window to front, double radiator, coved ceiling.

### Kitchen

14'2 narrowing 11'7 x 11' (4.32m narrowing 3.53m x 3.35m)

Upvc windows to rear and door providing access to rear garden, range of matching white gloss fronted eye and base level units with complimentary rolled edge moulded work top surfaces with inset single drainer sink unit with mixer tap, built-in electric oven with four burner hob and extractor above, plumbing and space for washing machine, dishwasher, fridge freezer, double radiator, part tiled walls in complimentary tiling, wall mounted Glow Worm Energy 18R gas boiler for the provision of gas fired central heating and domestic hot water.

### Family Room

20'11 x 8' (6.38m x 2.44m)

Formerly part of the garage - windows to side, Velux windows to front and rear, radiator, double casement doors to sun room.

### Sun Room

9'10 x 9'6 (3.00m x 2.90m)

Upvc windows, access to rear garden, double radiator.

Stairs from hall rising to:

### First Floor Landing

Coved ceiling, radiator, telephone point.

### Sitting Room

15' x 12'4 (4.57m x 3.76m)

Upvc bay window to front, radiator, coved ceiling, feature fireplace with marble inserts.

### Bedroom 3

9' x 8'1 (2.74m x 2.46m)

Upvc Georgian bar windows to rear, radiator, coved ceiling, extensive views.

### Shower Room/wc

8'1 max x 5'7 (2.46m max x 1.70m)

With a coloured suite comprising shower cubicle with thermostatic shower unit over, dual flush wc, pedestal wash hand basin with monobloc mixer, fully tiled walls, radiator.

### Store Cupboard

Hanging rail, shelving.

Stairs from first floor landing to:

## Second Floor Landing

### Bedroom 1

13' x 11' (3.96m x 3.35m)

Upvc Georgian Bar windows to front, radiator, coved ceiling, built-in double wardrobes.

### Bedroom 2

10'10' x 9' (3.30m' x 2.74m)

Upvc Georgian bar windows to rear, radiator, far reaching views over Eastbourne in an easterly direction, built-in airing-cupboard with hot water tank and immersion switch, coved ceiling.

### Bathroom

7'3 x 5'6 (2.21m x 1.68m)

White suite comprising panelled bath with chrome mixers and separate thermostatic shower unit over, pedestal wash hand basin with monobloc mixer, low level wc, radiator, fully tiled walls.

### Store Unit

To front formerly part of garage having up and over door, power and light.

### Parking

To front.

### Front Garden

Low maintenance gardens to side, artificial lawn, fish pond, pathway to front door.

### Rear Garden

Being a particular feature of the property extending to in excess of 150' to the rear with gated access on to Fairfield Road interspersed with mature trees and shrubs, Patioed areas with a summerhouse.

### N.B.

Our clients have advised that there are solar panels affixed on the rear southern facing part of the roof, they are purchased units, not leased.

### COUNCIL TAX BAND:

Council Tax Band - 'E' Eastbourne Borough Council.

### BROADBAND AND MOBILE PHONE CHECKER:

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

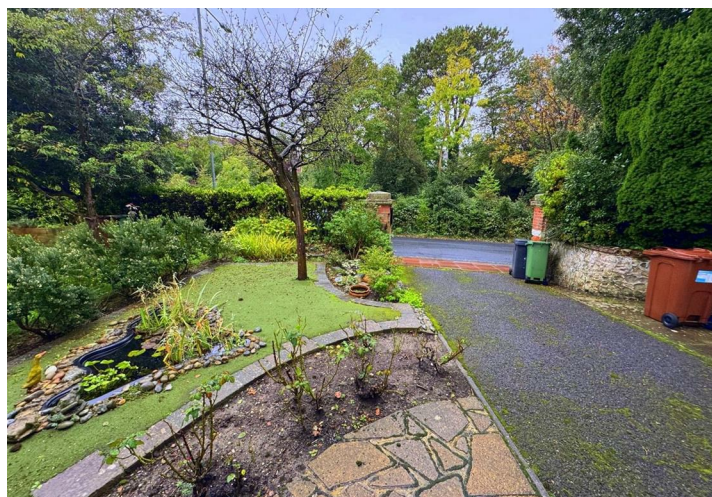
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

### 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.

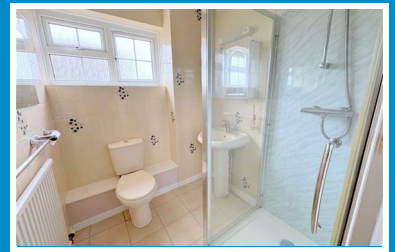
### VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.









TOTAL FLOOR AREA : 1403 sq.ft. (130.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 68      | 71        |
| (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 <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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