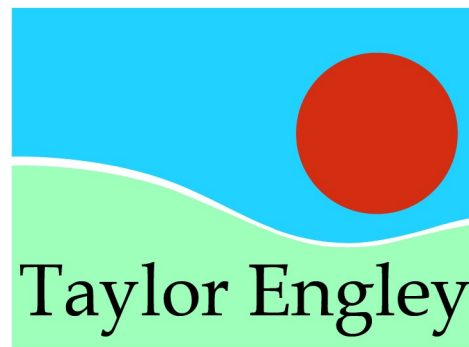


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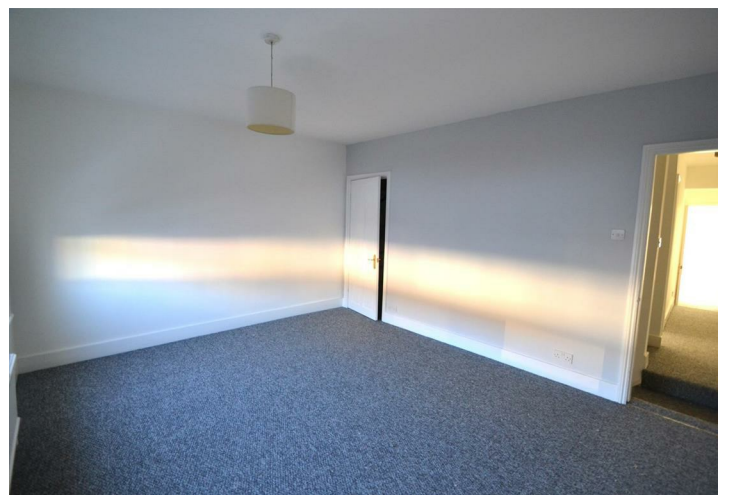
19 Carlton Road, Redoubt, Eastbourne, East Sussex, BN22 7EN
Guide Price £345,000 Freehold

An exciting opportunity has arisen to acquire this **DECEPTIVELY SPACIOUS AND RECENTLY RENOVATED BAY FRONTED THREE/FOUR BEDROOMED OLDER STYLE MID TERRACED HOUSE**, located in the popular Redoubt area of Eastbourne. The property is considered to offer ideal family accommodation comprising living room, dining room, fitted kitchen, three/four bedrooms - one with en-suite, family bathroom and a rear garden. The property is being offered to the market Chain Free.



The property is conveniently located being within close proximity to local shopping facilities available in the nearby Seaside as are local bus services providing access to Eastbourne's town centre with its comprehensive range of shopping facilities and mainline railway station being approximately one mile distant.

*** PERIOD PROPERTY * BAY FRONTED * DECEPTIVELY SPACIOUS * THREE/FOUR BEDROOMS * TWO RECEPTION ROOMS * FITTED KITCHEN * EN-SUITE SHOWER ROOM * FAMILY BATHROOM * DOUBLE GLAZED WINDOWS * GAS FIRED CENTRAL HEATING * REAR GARDEN ***



The accommodation

Comprises:

Porch

Front door opening to:

Hall

Radiator, cupboard housing fuse board.

Living Room

15 max into bay x 10'11 max (4.57m max into bay x 3.33m max)

(10'11 max into chimney breast)

Bay fronted, feature fireplace (not working), radiator, double glazed window.

Dining Room

14'7 x 14'5 max (4.45m x 4.39m max)

Radiator, double glazed window.

Fitted Kitchen

11'1 x 9'6 (3.38m x 2.90m)

Recently re-fitted kitchen having range of base and wall units, stainless steel sink with mixer tap, work top surfaces with tiled splashback, space for fridge freezer, plumbing and space for dishwasher, plumbing and space for washing machine, electric oven with four ring gas hob over, double glazed window, door opening to rear garden.

Cloakroom/Wc

Low level wc, wash basin, double glazed window.

Stairs rising to:

First Floor Landing

Bedroom 1

14'7 x 12' (4.45m x 3.66m)

Built-in wardrobe, radiator, double glazed window to front.

Bedroom 2

11' x 7'2 (3.35m x 2.18m)

Built-in wardrobe, radiator, double glazed window.

Bedroom 3

9'1 x 6'2 (2.77m x 1.88m)

Radiator, double glazed window.

Family Bathroom

Bath with shower unit over, low level wc, wash basin, part tiled walls, heated towel rail, double glazed window.

Stairs rising to:

Loft Room/Bedroom 4

12'2 x 10'1 (3.71m x 3.07m)

Built-in wardrobe, restricted head height, Velux windows.

En-Suite Shower Room

Restricted head height, low level wc, wash basin, shower cubicle, part tiled walls, Velux window.

Outside

Rear Garden

Patio to immediate rear, path leading to decking area to the far end of the garden, shed, some shrubs.

COUNCIL TAX BAND:

Council Tax Band - 'C' Eastbourne Borough Council - currently £2,147.96 until March 2025.

BROADBAND AND MOBILE PHONE CHECKER:

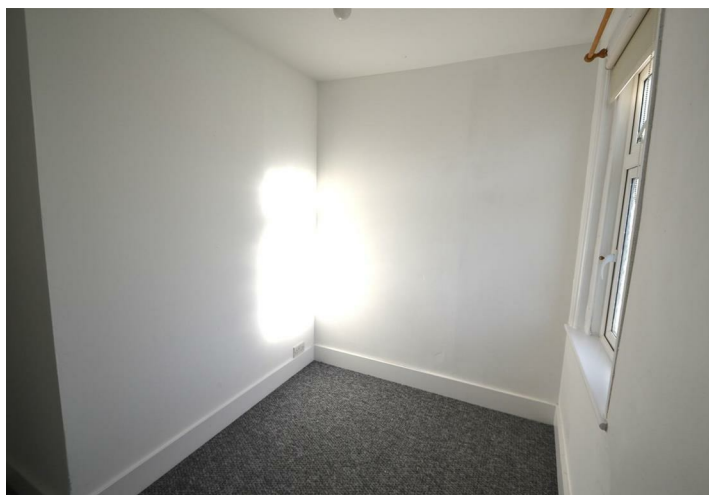
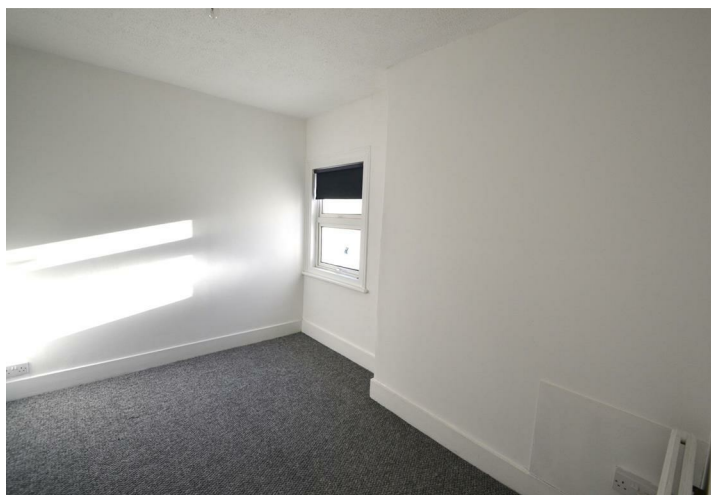
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

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:

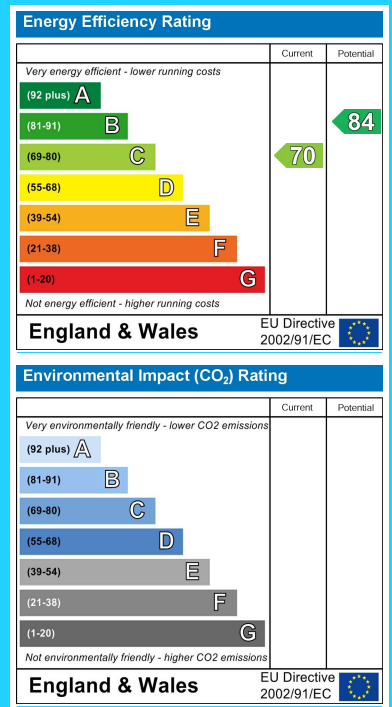
All appointments are to be made through TAYLOR ENGLELY.





TOTAL FLOOR AREA: 1296 sq.ft. (120.4 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.
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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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