

Valuers, Land & Estate Agents

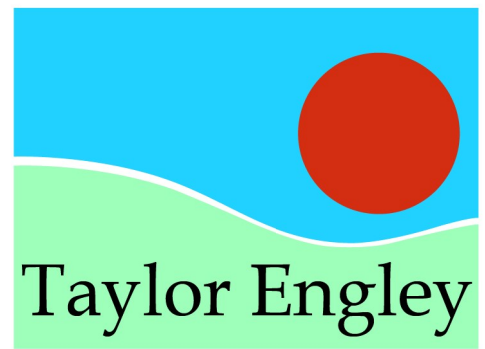
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163 Burton Road, Rodmill, Eastbourne, East Sussex, BN21 2RU

Asking Price £485,000 Freehold

Taylor Engley are delighted to offer to the market this well presented and much improved THREE BEDROOMED DETACHED HOME, located in the favoured Rodmill area of Eastbourne. The property enjoys far reaching views and is considered to be in very good decorative order, having the benefit of gas fired central heating, a privately owned solar panel system that subsidises the annual hot water cost and double glazed windows. The extended accommodation has features that include an 'L' shaped sitting room, separate dining room, spacious kitchen, three bedrooms - one with en-suite, separate shower room, former garage now workshop with office room to rear, driveway parking, a car port and gardens. EPC = C



The property is situated in the favoured Rodmill area of Eastbourne being approximately one and a half miles distant of Eastbourne's town centre which offers a comprehensive range of shopping facilities and a mainline railway station. Bus services serve the local area and local shops can be found in Framfield Way.

*** WELL PRESENTED AND EXTENDED DETACHED HOME * 'L' SHAPED SITTING ROOM * SEPARATE DINING ROOM * CONSERVATORY * SPACIOUS KITCHEN * THREE BEDROOMS - ONE WITH EN-SUITE * SEPARATE SHOWER ROOM * CLOAKROOM * FORMER GARAGE NOW WORKSHOP WITH OFFICE ROOM TO REAR * DRIVEWAY PARKING * CAR PORT * MATURE GARDENS * FAR REACHING VIEWS * GAS FIRED CENTRAL HEATING * PRIVATELY OWNED SOLAR PANEL SYSTEM THAT SUBSIDISES ANNUAL HOT WATER COST * DOUBLE GLAZED WINDOWS * INTERNAL VIEWING HIGHLY RECOMMENDED ***



The accommodation

Comprises:

Front door opening to:

Entrance Hall

Radiator.

Cloakroom

Low level wc, wall mounted wash hand basin with mixer tap set into cabinet with tiled splashback, radiator.

Door from entrance hall opening to:

Sitting Room

19' max x 16'1 max (5.79m max x 4.90m max)

('L' shaped room maximum measurements provided)

Fireplace with fitted electric fire, three radiators, window to side and window to front.

Dining Room

11' x 9'4 + door recess (3.35m x 2.84m + door recess)

Radiator, understairs storage cupboard with light, patio door opening to conservatory.

Conservatory

7'5 x 7'2 (2.26m x 2.18m)

Having power and wall light, doors opening to rear garden.

Door from sitting room to:

Kitchen

17'3 max x 10'2 max (5.26m max x 3.10m max)

(10'2 max reducing to 9'11)

Maximum measurements including depth of fitted units - Comprises single drainer one and a half bowl sink unit with mixer tap, work surface with base units below, wall mounted cupboards with under cupboard lighting, Bush eye level electric oven with cupboard above and below, Bush four ring ceramic hob with Bosch extractor fan over, space and plumbing for washing machine, space for fridge/freezer, Kickspace electric heater, tiled floor, window to rear, window overlooking conservatory, door to side opening to side porch having power, electric bar heater, doors to front and rear.

Stairs rising from entrance hall to:

First Floor Landing

Velux window, cupboard housing Glow Worm gas fired boiler with shelving over, airing cupboard housing cylinder, loft hatch to roof space.

Bedroom 1

15'9 x 9'5 (4.80m x 2.87m)

Radiator, outlook to front with far reaching views.

En-Suite Shower Room

Spacious tiled shower cubicle, wash hand basin with mixer tap set into cupboard unit, low level wc with concealed cistern, chrome effect electrically heated towel rail, part tiled walls, tiled floor, electric underfloor heating, extractor fan, wall mounted fan heater.

Bedroom 2

13'3 x 11'7 (4.04m x 3.53m)

(Maximum measurements provided)

Radiator, walk-in under eaves cupboard with light, electric bar heater, hanging rail, further under eaves storage cupboard with light, outlook to front with far reaching views.

Bedroom 3

11'10 max x 7'7 max (3.61m max x 2.31m max)

Radiator, outlook to rear.

Separate Shower Room

Spacious tiled shower room, wash hand basin with mixer tap set into cabinet, low level wc, radiator, part tiled walls, shaver point, wall mounted electric fan heater, window to rear.

Outside

Workshop

9'7 x 7'9 (2.92m x 2.36m)

(Maximum measurements provided)

Former garage.

Having light and power, electric and gas meters, consumer unit, small access door opening to office room to rear.

Office Room

7'3 x 7' (2.21m x 2.13m)

Having light and power, window and door to rear garden.

Front Garden

Being laid mainly to lawn and having borders with various shrubs and mature tree.

Driveway

Providing parking leading to car port.

Car Port

Rear Garden

Enjoying a west to south westerly aspect having block paved patio to immediate rear, flower beds with various mature shrubs, area of lawn which leads on to a further area of garden which rises away from the property, gate to side of property.

COUNCIL TAX BAND:

Council Tax Band - 'D' Eastbourne Borough Council - currently £2,416.45 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.

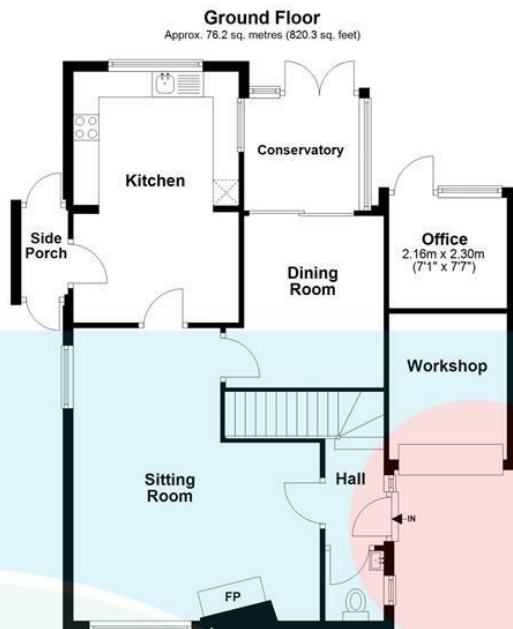
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.

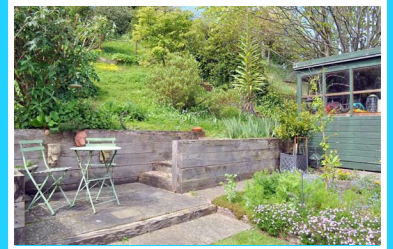








Total area: approx. 136.6 sq. metres (1470.3 sq. feet)
This floor plan is for illustrative purposes only. All measurements are approximate.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	82
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.

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