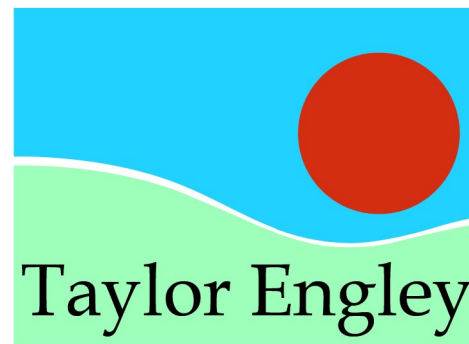


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132 Whitley Road, East of Town Centre, Eastbourne, East Sussex, BN22 8LT
Guide Price £289,950 Freehold

An excellent opportunity to purchase this well presented TWO BEDROOMED END OF TERRACED HOME, in this favoured east of town centre location. The property benefits from sealed unit double glazing, gas fired central heating, modern fitted kitchen and bathroom and is considered to be in good decorative order throughout. Additionally, the property offers two separate reception rooms, enclosed secluded lawned gardens to rear, off road parking for two vehicles and is being sold Chain Free. EPC=D



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

*** ENTRANCE HALL * SITTING ROOM * DINING ROOM * KITCHEN/BREAKFAST ROOM * TWO FIRST FLOOR DOUBLE BEDROOMS * BATHROOM/WC * DRIVEWAY PARKING FOR TWO VEHICLES * LAWNED GARDENS TO REAR * CHAIN FREE ***



The accommodation

Comprises:

Double glazed front door opening to:

Entrance Hall

Radiator, coat stand, high level metal fuse box, coved ceiling, understairs storage cupboard, thermostat for gas fired central heating.

Living Room

14'9 into bay x 12'4 (4.50m into bay x 3.76m) (12'4 into chimney breast recess).
Upvc bay window to front, original cast iron fireplace, picture rail, coved ceiling.

Dining Room

11'10 x 10'1 (3.61m x 3.07m)
(10'1 into chimney breast recess).
Upvc windows to rear, double radiator, coved ceiling, picture rail.

Kitchen/breakfast Room

17' x 8'10 (5.18m x 2.69m)
Re-fitted kitchen comprising a range of matching gloss fronted eye and base level units with complimentary rolled edge moulded work top surfaces, inset stainless steel sink unit with mixer tap, four burner gas hob with chrome chimney extractor above with electric oven below, plumbing and space for washing machine, space for fridge freezer, radiator, LED spotlighting, upvc windows to sides and rear, rear door access to rear garden.

Stairs from hall rising to:

First Floor Landing

Bedroom 1

16'5 x 12' (5.00m x 3.66m)
(16;5 into chimney breast recess).
Coved ceiling, radiator, built-in double wardrobes.

Bedroom 2

12' x 10'2 (3.66m x 3.10m)
Coved ceiling, upvc windows to rear, radiator.

Bathroom

9' x 8'8 (2.74m x 2.64m)

Upvc obscure window to rear, white suite comprising panelled bath with chrome mixer tap, thermostatic shower unit over, glazed shower screen, pedestal wash hand basin with monobloc mixer, recently installed Worcester Bosch combi boiler Greenstar 30Si for the provision of gas fired central heating and domestic hot water, storage cupboard.

Separate Wc

Window to side, low level wc.

Outside

Rear Garden

Approximately 42' (2.80m) in depth narrowing to 25' (762m) with hardstanading leading to area principally laid to lawn with further patio area to rear, close board fencing to sides, side access, outside water tap.

COUNCIL TAX BAND:

Council Tax Band - 'B' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:

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

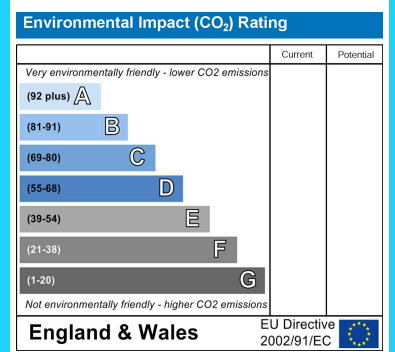
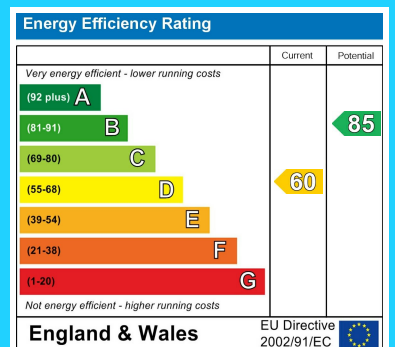
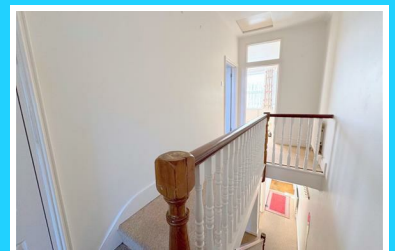
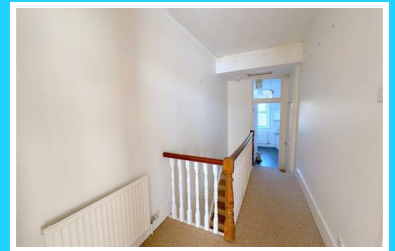
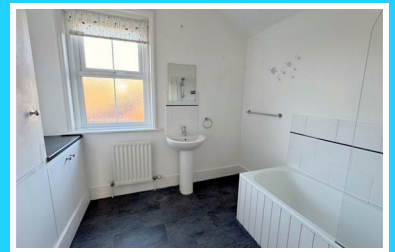
FOR CLARIFICATION:

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 ENGLE.





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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