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1 Yieldings Close, Rodmill, Eastbourne, East Sussex, BN21 2SN

Guide Price £352,000 Freehold

Taylor Engley are delighted to offer to the market this **THREE BEDROOMED DETACHED BUNGALOW**, located in the popular Rodmill area of Eastbourne. Although requiring some modernisation, the property is offered with the benefit of gas fired central heating and double glazing to the majority of the windows and doors. Features include a spacious sitting room/dining room, three bedrooms, driveway parking, garage and a rear garden enjoying a southerly aspect. The property is being offered to the market Chain Free. EPC=D



The property is located in the popular Rodmill area being within close proximity to local shops in Framfield Way. Bus services serve the local area whilst Eastbourne's town centre is approximately one and a half miles distant offering a range of comprehensive shopping facilities and mainline railway station.

*** POPULAR RODMILL LOCATION * THREE BEDROOMS * SPACIOUS SITTING ROOM/DINING ROOM * KITCHEN * BATHROOM * SEPARATE WC * DRIVEWAY PARKING * GARAGE * REAR GARDEN ENJOYING A SOUTHERLY ASPECT * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING TO THE MAJORITY OF THE WINDOWS AND DOORS * CHAIN FREE ***



The accommodation

Comprises:

Front door to:

Entrance Hall

Radiator, built-in cloaks cupboard.

Sitting/Dining Room

Sitting Room Area

15'3 x 11'3 (4.65m x 3.43m)

Tiled fireplace with fitted gas fire, patio door opening to rear garden. Wide opening to dining area.

Dining Area

9'10 x 8'5 (3.00m x 2.57m)

Radiator, patio door opening to rear garden.

Connecting door to kitchen.

Kitchen

10 max x 9'1 max (3.05m max x 2.77m max)

Comprises double drainer stainless steel sink unit with base unit below, further base unit, wall mounted cupboards, two fitted storage cupboards with cupboards over, wall mounted Glow Worm gas fired boiler, Beko washing machine, Creda electric oven with Elissa extractor fan over, Hotpoint fridge, radiator, connecting door to entrance hall and door and window to side.

Door from entrance hall to:

Inner Hall

Radiator, airing cupboard housing cylinder and shelving, loft hatch to roof space.

Bedroom 1

11'11 x 11' (3.63m x 3.35m)

Radiator, outlook to front.

Bedroom 2

11'7 x 9'5 (3.53m x 2.87m)

Radiator, outlook to front.

Bedroom 3

9'3 max x 8'1 max (2.82m max x 2.46m max)

(9'3 max reducing to 8'7)

Radiator, outlook to side.

Bathroom

Bath, pedestal wash hand basin, part tiled walls, radiator, medicine cabinet, shaver point, window to side.

Separate Wc

Low level wc, part tiled walls, window to side.

Outside

Garage

17'9 max x 7'10 max (5.41m max x 2.39m max)

(17'9 max to up and over door).

Maximum measurements including depth of internal pillars, fittings and structures).

Gas meter, electric meter, light and power, up and over door to front, personal door opening to rear garden.

Front Garden

Having driveway parking preceding garage, lawned gardens and some shrubs.

Rear Garden

Enjoying a southerly aspect and having paved area to immediate rear, raised lawned area, some shrubs, outside tap to side of property.

COUNCIL TAX BAND:

Council Tax Band - 'D' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:

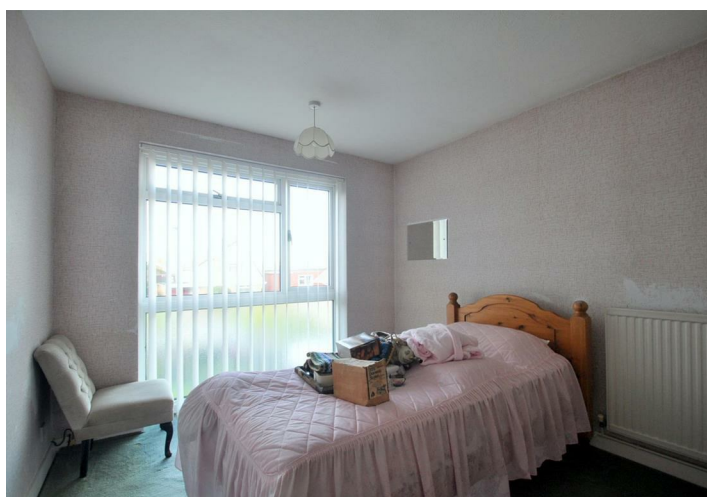
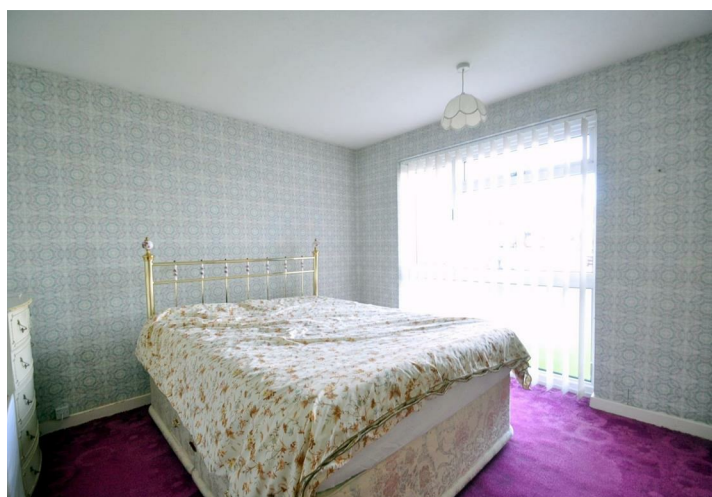
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

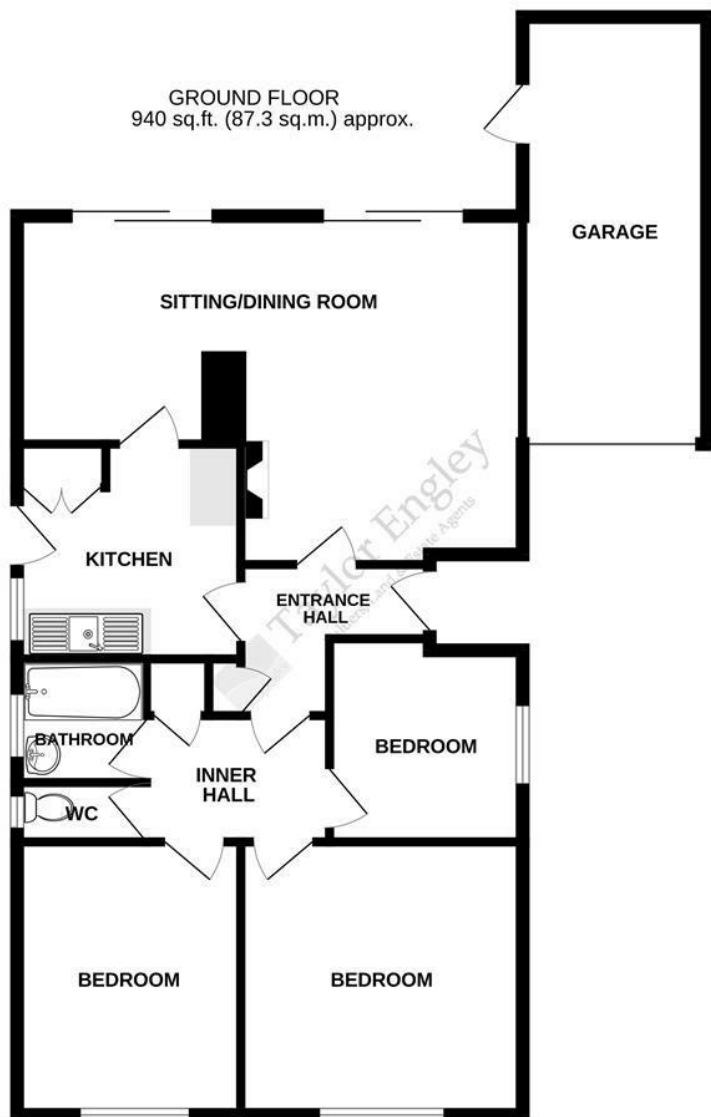
FOR CLARIFICATION:

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:

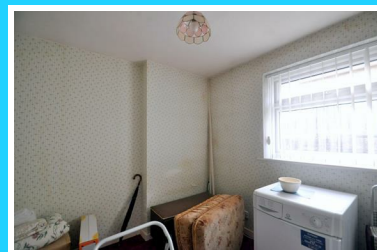
All appointments are to be made through TAYLOR ENGLE.





TOTAL FLOOR AREA : 940 sq.ft. (87.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	58	
(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 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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