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Taylor Engley



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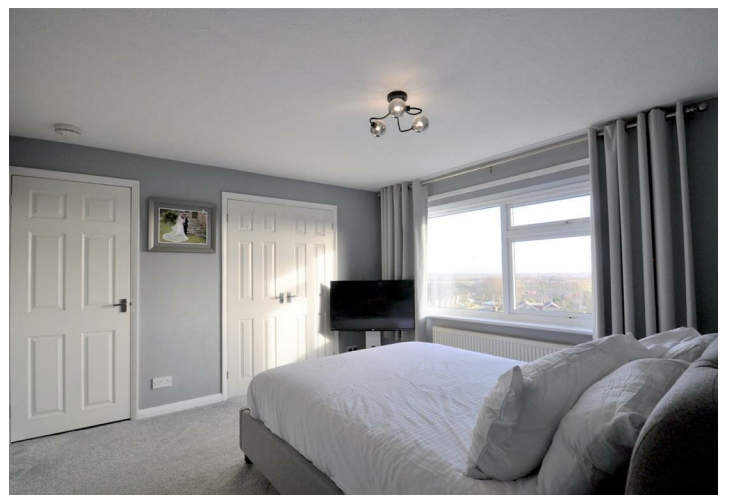
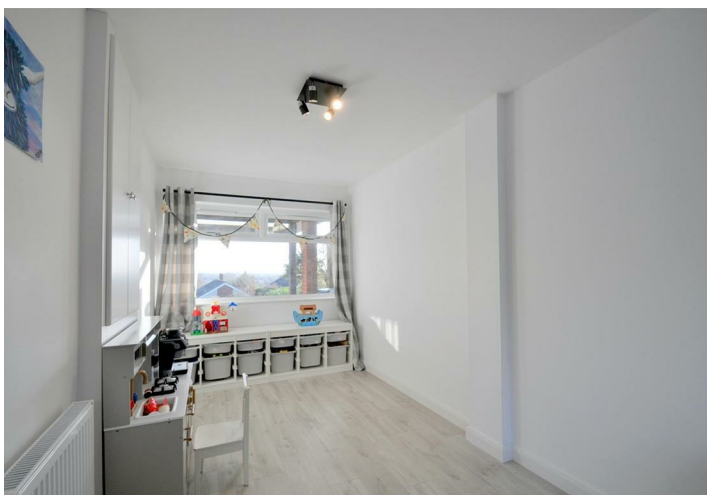
Guide Price £450,000 Freehold

PRICE GUIDE £450,000 - £460,000 Taylor Engley are delighted to offer to the market this well presented and much improved **THREE/FOUR BEDROOMED DETACHED HOME**, located in the popular Rodmill area of Eastbourne. The property enjoys far reaching views across Eastbourne towards the coast and is considered to provide ideal family accommodation with the benefit of gas fired central heating and double glazed windows. Features include a spacious sitting room, separate dining room, snug/optional ground floor bedroom 4, fitted kitchen and a principal bedroom with en-suite dressing room, balcony and en-suite wet room. Outside there is ample driveway parking to front and a rear garden that rises away from the property and from the far end has far reaching views across Eastbourne. EPC = C



The property is situated in the favoured Rodmill area of Eastbourne being approximately one and a quarter of a mile distant of Eastbourne's town centre, which offers a comprehensive range of shopping facilities and mainline railway station. Bus services serve the local area and local shops can be found at the nearby Framfield Way. Schools for most age groups are within a one mile radius and the Eastbourne District General Hospital is easily accessible from the Rodmill area.

*** WELL PRESENTED AND EXTENDED DETACHED HOME * SPACIOUS SITTING ROOM * SEPARATE DINING ROOM * SNUG/OPTIONAL GROUND FLOOR BEDROOM 4 * FITTED KITCHEN * PRINCIPAL BEDROOM WITH EN-SUITE DRESSING ROOM, BALCONY AND EN-SUITE WET ROOM * TWO FURTHER FIRST FLOOR BEDROOMS * FAMILY BATHROOM * AMPLE DRIVEWAY PARKING * GARDENS * FAR REACHING VIEWS ACROSS EASTBOURNE TOWARDS THE COAST * GAS FIRED CENTRAL HEATING * DOUBLE GLAZED WINDOWS * INTERNAL INSPECTION HIGHLY RECOMENDED ***



The accommodation

Comprises:

Front door opening to:

Entrance Hall

Vertical radiator.

Cloakroom/Wc

Wash hand basin with mixer tap and cabinet below, radiator, wall mounted cabinet, window to side.

Double doors from entrance hall to:

Sitting Room

16'2 max x 15' max (4.93m max x 4.57m max)

Spacious room having outlook to front with far reaching views across Eastbourne towards the coast, window to side, two vertical radiators. Glazed sliding door to:

Fitted Kitchen

10'10 x 10'1 (3.30m x 3.07m)

(Maximum measurements including depth of fitted units).

Comprises single drainer one and a half bowl stainless steel sink unit with mixer tap, range of base and wall mounted cupboards, work surface with tiled splashback, Stoves slot-in electric oven incorporating four burner gas hob and having extractor fan over, space for fridge/freezer, space and plumbing for washing machine, vertical radiator, Vaillant wall mounted gas fired boiler, downlighters, tiled floor, outlook to rear, door to side and connecting door to dining room.

Dining Room

10'11 x 9'6 (3.33m x 2.90m)

Vertical radiator, understairs storage cupboard with light, patio door opening to rear garden. Door to:

Snug/Optional Ground Floor Bedroom 4

17'1 max x 7'4 max (5.21m max x 2.24m max)

Double aspect room with outlook to front and rear having far reaching views to front across Eastbourne towards the coast. Cupboard housing electric meters and consumer unit.

Stairs rising from entrance hall to:

First Floor Landing

Downlighters, airing cupboard housing cylinder and shelving, built-in storage cupboard, loft hatch to roof space with fitted loft ladder and light.

Bedroom 1

11'11 x 11'8 (3.63m x 3.56m)

Radiator, double built-in cupboard, further built-in cupboard, outlook to front with views over Eastbourne towards the coast. Archway opening to:

Dressing Room

12'11 max x 10'5 max (3.94m max x 3.18m max)

(10'5 max reducing to 8'2 and reducing further to 4'6)

Irregular shaped room - Double doors opening to balcony to front having far reaching views.

En-Suite Wet Room

Mira shower unit, wash hand basin with cupboard below, low level wc with concealed cistern, chrome effect electric heated towel rail, tiled walls, downlighters.

Bedroom 2

13'9 + door recess x 7'9 (4.19m + door recess x 2.36m)

(7'9 widening to 11'7 max into deep door recess)

Radiator, double doors to rear opening on to Juliette style balcony.

Bedroom 3

9'10 x 7'9 (3.00m x 2.36m)

Full height and full width built-in wardrobe cupboard, radiator, outlook to rear.

Family Bathroom

Shaped bath with shower screen and Aqualisa shower unit over, wash hand basin with mixer tap set into cabinet, low level wc with concealed cistern, heated towel rail, tiled walls, tiled floor, downlighters, window to rear.

Outside

Front Garden

Having spacious block paved driveway parking, deep flower bed with various shrubs.

Rear Garden

Having patio area to immediate rear, timber store with glazed doors, outside tap, side access via gate. Steps rising from patio area to raised decking area having timber shed and lawned bank, various shrubs, gravel pathway continuing to further lawned area and towards the far end of the garden a raised decking area from where far reaching views can be enjoyed back across Eastbourne towards the coast.

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 ENGLELY.





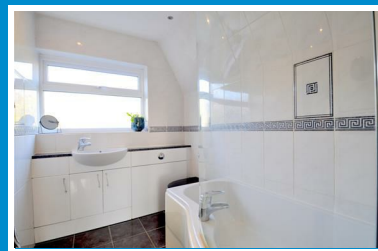
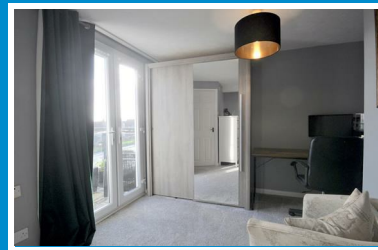




TOTAL FLOOR AREA : 1347 sq.ft. (125.1 sq.m.) approx.

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		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO₂) 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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