

Valuers, Land & Estate Agents

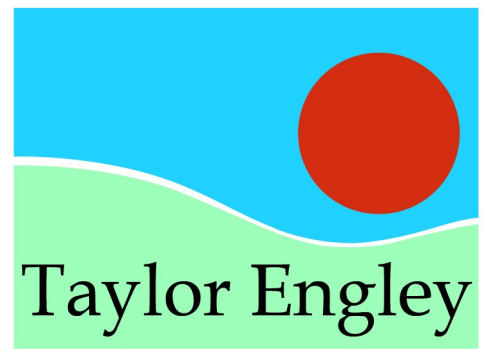
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14 Lushington Road, Eastbourne, East Sussex, BN21 4LL

Guide Price £675,000 Freehold

A well presented and much improved FOUR BEDROOMED TOWN HOUSE occupying a convenient central location to the west side of Eastbourne's town centre. The property is situated in the attractive tree lined Lushington Road and is considered to be in very good decorative order having generously proportioned living accommodation with the benefit of gas fired central heating and double glazed windows. Features include a spacious bay fronted 30'5 sitting/dining room, fitted kitchen with integrated appliances, ground floor shower room/wc, attractive principal bedroom with arched windows and three further bedrooms - two with en-suite wc's. There is a family bathroom and outside a spacious garage and courtyard garden/optional off road parking space, if required. The property is being offered to the market Chain Free. EPC=C



Located in the favoured tree lined Lushington Road, this well presented home occupies a most convenient central location being within walking distance of town centre amenities, mainline railway station, theatres and the seafront.

*** ATTRACTIVE TOWN HOUSE IN FAVOURED TREE LINED ROAD * CENTRALLY LOCATED BEING WITHIN WALKING DISTANCE OF AMENITIES AND SEAFRONT * EXCELLENT DECORATIVE ORDER**
*** GAS FIRED CENTRAL HEATING * DOUBLE GLAZED WINDOWS * 30'5 BAY FRONTED SITTING/DINING ROOM * FITTED KITCHEN WITH INTEGRATED APPLIANCES * GROUND FLOOR SHOWER ROOM/WC * FOUR BEDROOMS - 2 WITH EN-SUITE WC'S * FAMILY BATHROOM * ON-SITE GARAGE * COURTYARD GARDEN/OPTIONAL OFF ROAD PARKING SPACE, IF REQUIRED**
*** CHAIN FREE ***



The accommodation

Comprises:

Front door opening to:

Entrance Vestibule

Tiled floor, door opening to:

Hall

Engineered oak flooring, radiator, central heating thermostat, built-in storage cupboard housing consumer unit and having light, understairs cupboard housing electric meter. Door opening to sitting/dining room.

Sitting/Dining Room

30'5 max into bay x 14'3 max (9.27m max into bay x 4.34m max) (Maximum measurements including depth of chimney breast). Through room having bay window to front and double doors to rear opening to rear courtyard garden/optional off road parking space, engineered oak flooring, two radiators, downlighters in dining area.

Door from hall opening to:

Fitted Kitchen

10'7 max x 10' max (3.23m max x 3.05m max) (Maximum measurements including depth of fitted units). Comprises single drainer one and a half bowl stainless steel sink unit with mixer tap, Granite worktops with upstand, wall mounted cupboards with under cupboard lighting, range of integrated appliances including Neff electric fan assisted oven with saucepan drawer below, Lamona microwave with cupboard over, Neff induction hob with extractor fan over, Beko fridge/freezer, Bosch dishwasher, Lamona integrated washing machine, Lamona tumble dryer, downlighters, radiator, window to side. Door opening to ground floor shower room.

Ground Floor Shower Room

Shower cubicle with rainhead style shower fitment over and hand held shower fitment, wash hand basin with mixer tap set into cupboard unit with tiled splashback, low level wc, electrically heated chrome effect towel rail, downlighters, window to side.

Stairs rising from hall to:

First Floor Landing

Radiator, central heating thermostat, airing cupboard housing cylinder and Vaillant gas fired boiler and light, loft hatch to roof space.

Bedroom 1

21'1 max x 12'11 max (6.43m max x 3.94m max) (12'11 max reducing to 9'1) Three attractive arched windows with fitted window shutters, three radiators, built-in cupboard with light.

Bedroom 2

13'7 x 11'5 max (4.14m x 3.48m max) (13'7 to chimney breast reducing to 11'1) Understairs storage cupboard, radiator, outlook to rear.

En-Suite Wc

Wash hand basin with mixer tap set into cabinet, low level wc, tiled floor, part tiled walls, extractor fan.

Family Bathroom

10'4 max x 9'5 max (3.15m max x 2.87m max)

Comprises bath with shower over and shower screen, two wash hand basins with mixer taps set into cabinet, two mirrors over each with lighting, low level wc, electrically heated chrome effect towel rail, tiled walls, tiled floor, downlighters, window to rear.

Stairs rising from first floor landing to:

Second Floor Landing

Window, loft hatch to roof space.

Bedroom 3

14'7 max x 12'11 (4.45m max x 3.94m) (14'7 including depth of chimney breast). Two radiators, two windows to front with fitted shutters.

Bedroom 4

13'7 x 11'6 max (4.14m x 3.51m max) (13'7 to chimney breast reducing to 11'2). Radiator, outlook to rear.

En-Suite Wc

Wash hand basin with mixer tap set into cabinet, low level wc, part tiled walls, tiled floor, extractor fan.

Outside

Front Garden

Paved front garden area.

Rear

Courtyard garden/optional off road car parking space being block paved having outside light, outside socket, outside tap, approached via double timber gates which are preceded by an electrically operated shutter door.

Garage

19'5 x 10'5 (5.92m x 3.18m) (10'5 widening to 10'10 max) Light and power, personal door to side, electrically operated shutter style door to front. The garage is also preceded by the electrically operated shutter door.

COUNCIL TAX BAND:

Council Tax Band - 'E' 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.

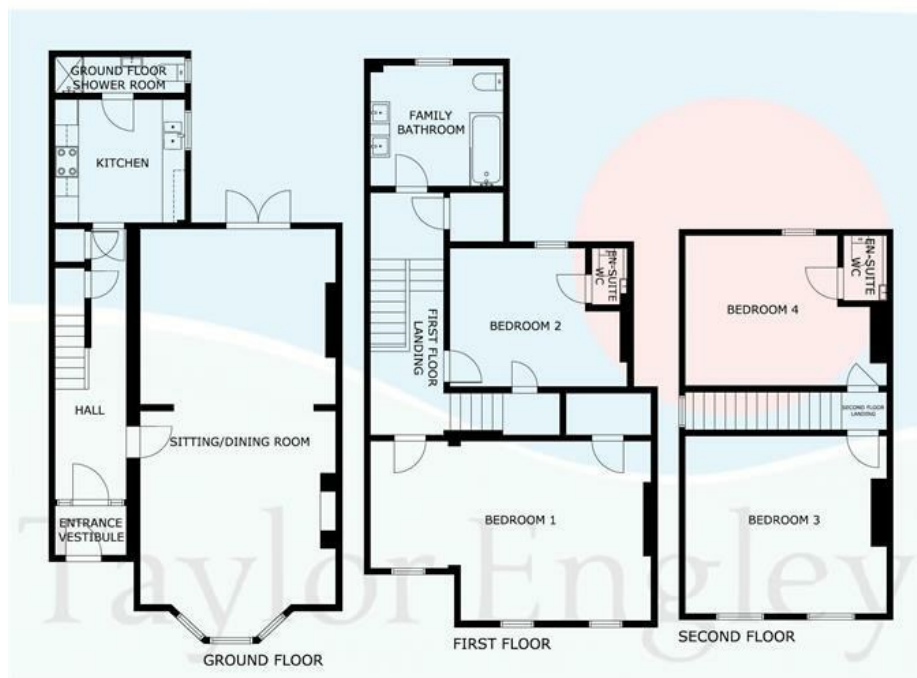
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLE Y.

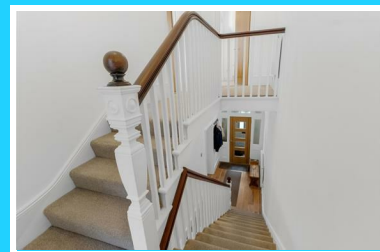








GROSS INTERNAL AREA
TOTAL: 181 m²/1,939 sq.ft
GROUND FLOOR: 71 m²/763 sq.ft, FIRST FLOOR: 68 m²/729 sq.ft, SECOND FLOOR: 42 m²/447 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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		
	73	81
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.

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