

Valuers, Land & Estate Agents
6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

Tel: (01323) 722222
Fax: (01323) 722226

eastbourne@taylor-engley.co.uk
www.taylor-engley.co.uk

est. 1978

Taylor Engley



57 Gore Park Road, Old Town, Eastbourne, East Sussex, BN21 1TG
Chain Free £495,000 Freehold

An excellent opportunity to purchase this FOUR BEDROOMED END OF TERRACED HOME in this favoured Motcombe area of Old Town, Eastbourne. Although requiring some modernisation/re-furbishment, this property is a substantial four bedroomed bay fronted Victorian home with considerable charm and character featuring a walled courtyard style garden with the benefit of private driveway parking. EPC=E.



The property is conveniently located within close proximity to local amenities in Old Town including Waitrose supermarket and Motcombe Park Gardens. Schools for all age groups are within close proximity Whilst Eastbourne town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately one and a half miles distant.

*** FAVOURED MOTCOMBE AREA OF OLD TOWN, EASTBOURNE * TWO SPACIOUS RECEPTION ROOMS * FOUR BEDROOMS * SPACIOUS KITCHEN/BREAKFAST ROOM * SEPARATE UTILITY ROOM * BATHROOM WITH SEPARATE WC * MATURE WALLED COURTYARD STYLE GARDEN * PRIVATE DRIVEWAY PARKING * GAS FIRED CENTRAL HEATING * SEALED UNIT DOUBLE GLAZING * CHAIN FREE ***



The accommodation

Comprises:

Double glassed panelled doors opening to:

Entrance Porch

Part glazed stained glass leaded light doors into:

Entrance Hall

Picture rail, radiator, built-in cupboard housing electric meter, ceiling cornice.

Sitting Room

16' x 11'10 (4.88m x 3.61m)
(11'10 into chimney breast recess with windows to side)
Radiator, coved ceiling, open feature fireplace surround.

Dining Room

14' x 13' (4.27m x 3.96m)
Ceiling cornice, picture rail, two wall light points, radiator, window to side.

Kitchen/Breakfast Room

15'1 x 13' (4.60m x 3.96m)
Dual aspect and having a comprehensive range of matching Oak fronted eye and base level units with complimentary rolled edge moulded work top surfaces with inset one and a half bowl single drainer stainless steel sink unit with mixer tap, space for slot-in cooker with extractor above, floor mounted Potterton Kingfisher 2 gas boiler for the provision of gas fired central heating and domestic hot water.

Utility Room

10'10 x 7'8 (3.30m x 2.34m)
Fitted with a further range of matching eye and base level units with single drainer sink unit with cupboards below, plumbing and space for washing machine, part tiled walls, Quarry tiled flooring, radiator, part glazed door providing access to rear.

Stairs from hall rising to:

First Floor Landing

Bedroom 1

15'6 into bay x 11'10 (4.72m into bay x 3.61m)
(11'10 into chimney breast recess).
Double glazed windows to side, built-in wardrobes, vanity unit with inset wash basin with tiled splashback, ceiling cornice, radiator.

Bedroom 2

14' into bay x 13' (4.27m into bay x 3.96m)
Double glazed windows to front and side, radiator.

Bedroom 3

13'2 x 10'10 + door recess (4.01m x 3.30m + door recess)
Built-in wardrobe cupboards, vanity unit with inset wash basin with tiled splashback, radiator, built-in shelved airing cupboard with copper lagged tank immersion switch and slatted shelving.

Bedroom 4

9'10 x 8'9 (3.00m x 2.67m)
Double glazed windows to front, radiator, store cupboard with bridging unit and hand wash basin with splashback.

Bathroom

10'7 x 4'7 (3.23m x 1.40m)
White suite comprising panelled bath with chrome fittings, double glazed window to side, part tiled walls, pedestal wash hand basin, extractor fan.

Separate Wc

Low level wc, part tiled walls.

Outside

The property occupies an enviable corner plot position with mature walled gardens to side and front with gated private driveway.

Private Parking

Private car hardstanding area. Large timber pergola with mature climbing shrubs adjacent to the driveway, small lawned area, timber shed, greenhouse. Further lawned area to front and side.

Outside Wc

Access from the Utility Room to the Rear Garden with a low level WC

COUNCIL TAX BAND:

Council Tax Band - 'C' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

www.checker.ofcom.org.uk

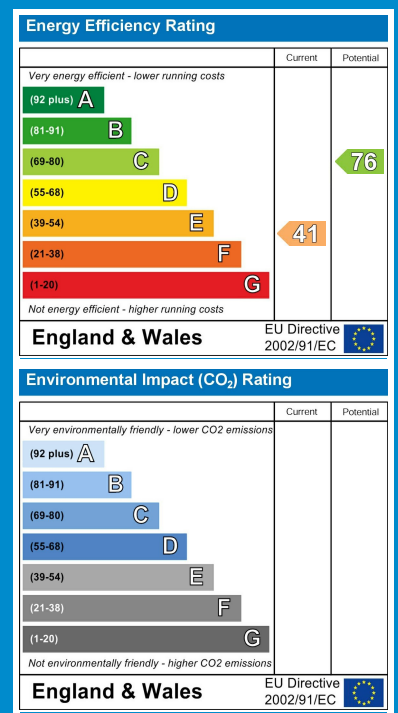
FOR CLARIFICATION:

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 ENGLEY.





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.

Also at: 11 High Street, Hailsham, East Sussex BN27 1AL ☎(01323) 440000 Fax: (01323) 440750