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Taylor Engley



7 Gresham Close, Old Town, Eastbourne, East Sussex, BN21 1UW

Guide Price £595,000 Freehold

An excellent opportunity arises to acquire this well presented FOUR BEDROOMED LINK DETACHED CHALET STYLE HOME, located in the favoured Old Town area of Eastbourne. The property forms part of a small close and is considered to provide deceptively spacious and versatile living accommodation with the benefit of gas fired central heating and double glazed windows. Features include sitting room with access to rear garden, separate dining room, spacious kitchen/breakfast room, two ground floor bedrooms and a ground floor shower room. The first floor has two further bedrooms and a family bathroom. Outside there is an integral garage with a driveway parking space to front. An internal viewing is highly recommended. EPC=D.



The property is located in the sought after Old Town area of Eastbourne being within walking distance of schools for most age groups. Bus services serve the local area and local shops can be found in Victoria Drive and Green Street. Eastbourne's town centre which offers a comprehensive shopping facilities and mainline railway station is approximately one and a half miles distant.

*** FAVOURED OLD TOWN LOCATION * DECEPTIVELY SPACIOUS AND VERSATILE LIVING ACCOMMODATION * TWO RECEPTION ROOMS * SPACIOUS FITTED KITCHEN/BREAKFAST ROOM * TWO GROUND FLOOR BEDROOMS * GROUND FLOOR SHOWER ROOM * TWO FIRST FLOOR BEDROOMS * FIRST FLOOR BATHROOM * GARAGE * DRIVEWAY CAR PARKING SPACE * MATURE GARDENS * AN INTERNAL VIEWING IS HIGHLY RECOMMENDED ***



The accommodation

Comprises:

Front door opening to:

Entrance Hall

Spacious 'L' shaped hall, radiator, understairs storage cupboard housing consumer unit, electric and gas meter.

Sitting Room

22' max x 13'7 max (6.71m max x 4.14m max) (13'7 max including depth of chimney breast). Spacious room with window side and double doors to rear opening to rear garden. Wood block flooring, fireplace with fitted living flame gas fire, two radiators with fitted covers, connecting door to dining room.

Dining Room

12'4 + door recess x 8'7 max (3.76m + door recess x 2.62m max) (Also having connecting door from hall). Radiator, cabinet housing wall mounted gas fired boiler, built-in cupboard with shelving, downlighters, outlook to rear. Door opening to kitchen/breakfast room.

Kitchen/Breakfast Room

17'7 max x 13'5 max (5.36m max x 4.09m max) (Maximum measurements including depth of fitted units). Spacious room comprises single drainer one and a half bowl stainless steel sink unit with mixer tap, work surface with base units below, wall mounted cupboards, matching island unit, space and plumbing for washing machine, space for tumble dryer, space for under counter fridge, four burner gas hob with extractor fan over, Zanussi eye level electric fan assistance oven with cupboard above and below, downlighters, radiator, tiled floor, skylight window, personal door to garage and window and door to rear garden.

Ground Floor Bedroom 2

12'2 x 11'7 (3.71m x 3.53m) Radiator, outlook to front.

Ground Floor Bedroom 3

10'11 x 8'11 (3.33m x 2.72m) Radiator, wood block flooring, outlook to front.

Ground Floor Shower Room

Shower cubicle, rainhead style shower unit and hand held shower, wash hand basin with mixer tap set into cabinet, low level wc, tiled walls, tiled floor, downlighters, radiator.

Stairs rising from hall to:

First Floor Landing

Loft hatch to roof space.

Bedroom 1

19'7 max x 10'9 max (5.97m max x 3.28m max) (10'9 max reducing to 7'3).

Maximum measurements including depth of chimney breast. Double built-in wardrobe cupboard, two under eaves cupboards, airing cupboard housing cupboard and shelving, radiator, outlook to rear.

Bedroom 4

10'10 x 9'4 (3.30m x 2.84m) Double built in wardrobe cupboard, radiator, two under eaves cupboards, outlook to front.

Family Bathroom

Bath, pedestal wash hand basin, low level wc, chrome effect heated towel rail, part tiled walls, tiled floor, window to side.

Integral Garage

16'3 max x 7'10 max (4.95m max x 2.39m max) (16'3 max to up and over door) Maximum measurements including depth of internal pillars, structures and fittings. Electrically operated up and over door, light and power, personal door to kitchen/breakfast room.

Front Garden

Laid to lawn and having various shrubs, outside light.

Driveway

Providing car parking space preceding garage.

Rear Garden

Having patio area to immediate rear with steps rising onto area of lawn, mature trees, established shrubs, timber shed, outside tap and gate to side.

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 ENGLEY.





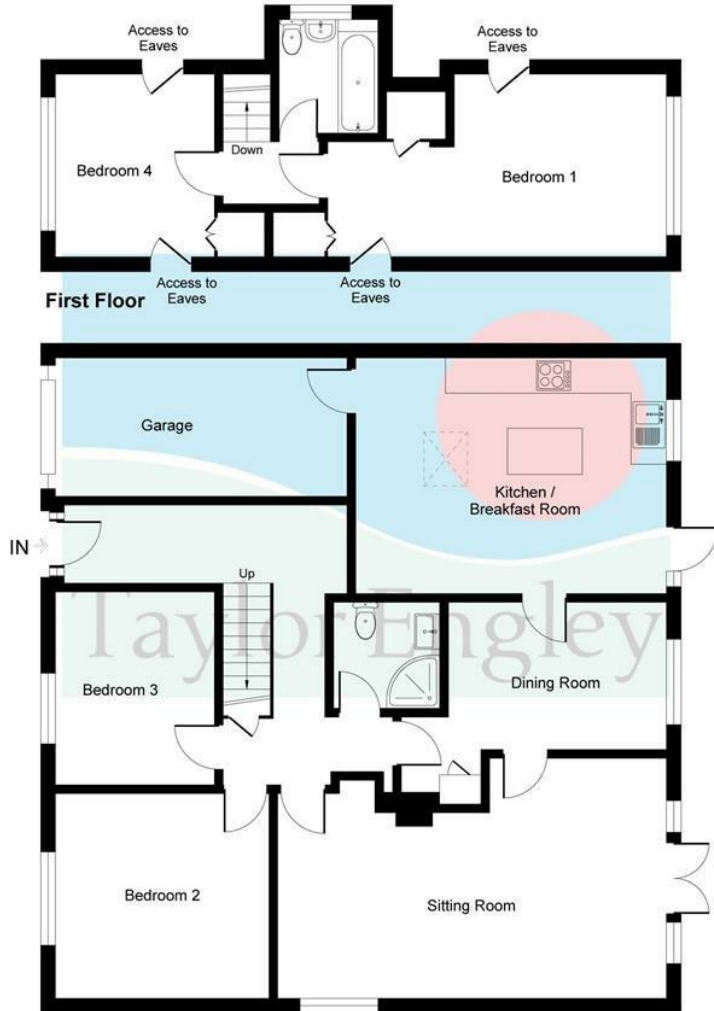


Gresham Close, BN21

Approximate Gross Internal Area = 137.4 sq m / 1480 sq ft

Approximate Garage Internal Area = 11.9 sq m / 129 sq ft

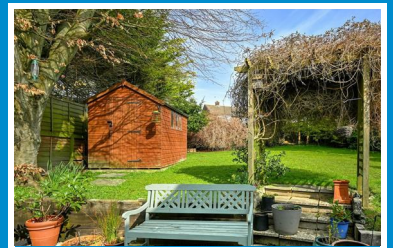
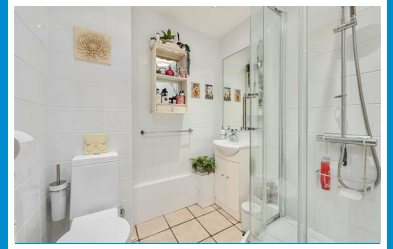
Approximate Total Internal Area = 149.3 sq m / 1609 sq ft



Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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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		
	60	80

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
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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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