

Valuers, Land & Estate Agents

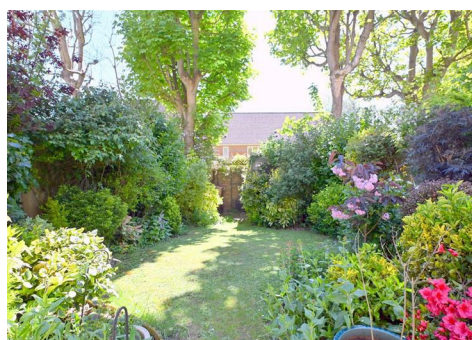
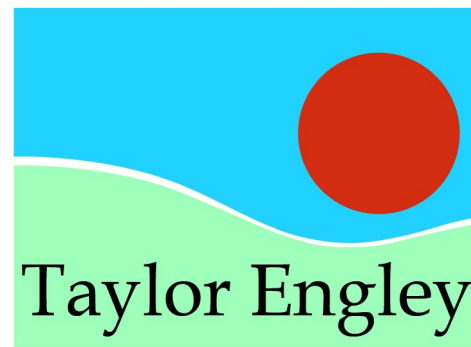
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16 College Green, Upperton, Eastbourne, East Sussex, BN21 2JT

Guide Price £495,000 Freehold

Taylor Engley are delighted to offer to the market this well presented **FOUR BEDROOMED TOWNHOUSE**, forming part of the favoured College Green development located in the Upperton area of Eastbourne. The property is considered to be in excellent decorative order and has the benefit of gas fired central heating and double glazed windows. Features include a spacious kitchen/dining room, first floor sitting room, principal bedroom with en-suite and a family bathroom. There is an integral garage, with driveway parking space to front and the rear garden enjoys a south westerly aspect. EPC=C



The property is located in the Upperton area, being approximately three quarters of a mile distant from Eastbourne's town centre, which offers a comprehensive range of shopping facilities and a mainline railway station. Bus services serve the local area.

*** FAVOURED UPPERTON AREA * WELL PRESENTED * FOUR BEDROOMS * SPACIOUS KITCHEN/DINING ROOM * EN-SUITE SHOWER ROOM * FAMILY BATHROOM * INTEGRAL GARAGE * SOUTH WESTERLY ASPECT TO REAR * GAS FIRED CENTRAL HEATING * DOUBLE GLAZED WINDOWS * INTERNAL VIEWING HIGHLY RECOMMENDED ***



The accommodation

Comprises:

Entrance Vestibule

Radiator, glazed door opening to,

Hall

Radiator, central heating thermostat, under stairs storage cupboard, personal door to garage.

Cloakroom

Wash hand basin with mixer tap set into cabinet, low level wc, radiator, extractor fan, consumer unit.

Kitchen/Dining Room

15'6 max x 15'4 max (4.72m max x 4.67m max)

(L shaped room, maximum measurements provided excluding bay window).

Comprises, single drainer sink unit, quartz worksurfaces, range of base and wall mounted cupboards with under cupboard lighting, Neff eye level oven with cupboard above and saucepan drawer below, Neff four burner gas hob with extractor fan over, Beko fridge/freezer, Neff dishwasher, Neff washing machine, radiator, bay window to rear and double doors opening to rear garden.

Stairs from hall to first floor landing.

Radiator, linen cupboard with shelving and electric bar heater.

Sitting Room

16'7 max x 15'7 max (5.05m max x 4.75m max)

(L shaped room, maximum measurements provided).

Engineered wood flooring, two radiators, two windows with outlook to front towards the green.

Bedroom 1

13'7 max x 10'5 max (4.14m max x 3.18m max)

(10'5 max reducing to 9'4).

Two double built-in wardrobe cupboards, radiator, two windows to rear.

En-suite Shower Room

Tiled shower cubicle, wash hand basin with mixer tap set into cabinet, low level wc, chrome effect heated towel rail, shaver point, downlighters.

Stairs from first floor landing rising to second floor.

Airing cupboard housing cylinder, Glow Worm gas fired boiler and central heating programmer, loft hatch to roof space.

Bedroom 2

11'8 x 8'3 (3.56m x 2.51m)

(11'8 extending to 13'8 into door recess).

Built-in wardrobe cupboard, radiator, outlook to front towards the green.

Bedroom 3

13'7 x 9'7 max (4.14m x 2.92m max)

(13'7 plus recess).

Built-in wardrobe cupboard and fitted shelving, radiator, two Velux windows to rear.

Bedroom 4

8'4 x 7' (2.54m x 2.13m)

(8'4 plus door recess).

Built-in wardrobe cupboard, radiator, outlook to front towards the green.

Family Bathroom

Bath with mixer tap and shower attachment, wash hand basin with mixer tap set into cabinet, low level wc, shaver point, chrome effect heated towel rail, downlighters.

Integral Garage

17'2 max x 8'4 max (5.23m max x 2.54m max)

17'2 max to up and over door, maximum measurement including depth of internal fittings and structures).

Up and over door, light and power, fitted shelving, personal door to hall.

Front Garden

Flower bed with various shrubs and driveway parking space.

Rear Garden

Enjoying a south westerly aspect, spacious patio to immediate rear, area of lawn, well stocked borders with a variety of established shrubs, mature tree, timber shed, outside tap, gate to side.

BROADBAND AND MOBILE PHONE CHECKER:

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

www.checker.ofcom.org.uk

COUNCIL TAX BAND:

Council Tax Band - F Eastbourne Borough Council

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.

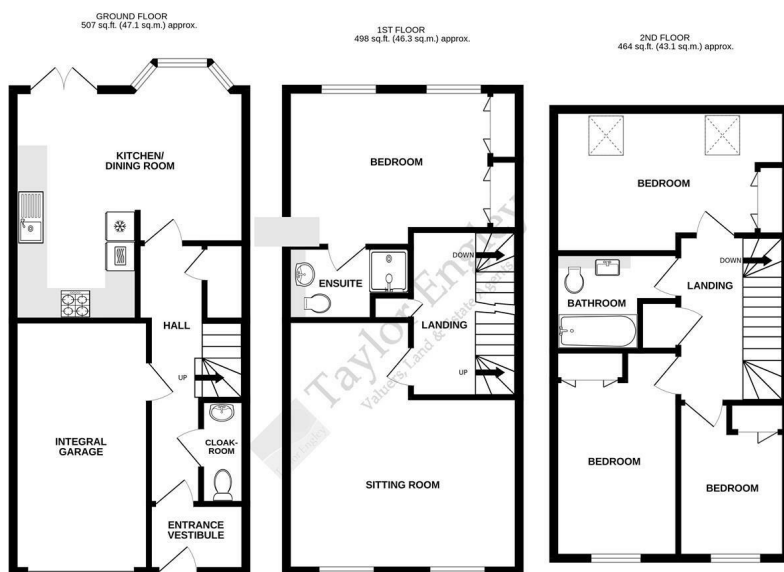
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.





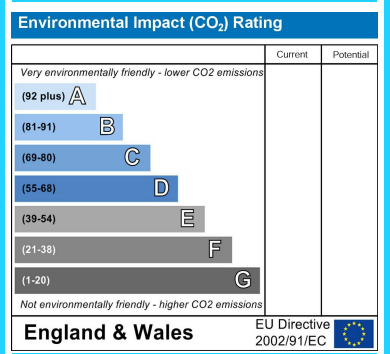
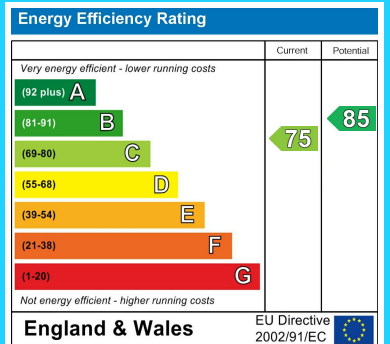
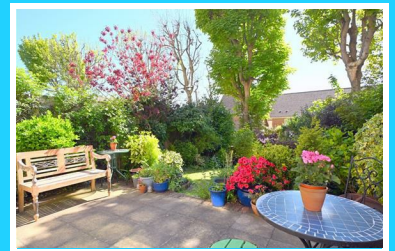
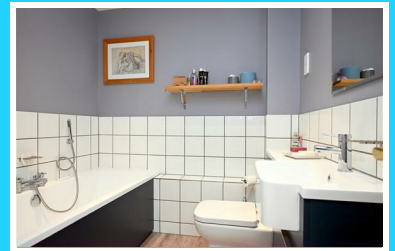




TOTAL FLOOR AREA : 1469 sq.ft. (136.5 sq.m.) approx.

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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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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