

**Valuers, Land & Estate Agents**

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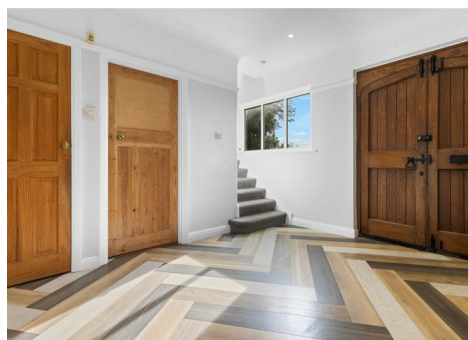
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est. 1978

**Taylor Engley**



**33 Pashley Road, Summerdown, Eastbourne, East Sussex, BN20 8DY**

**Price £750,000 Freehold**

**\* CHAIN FREE \* STUNNING SEA AND DOWNLAND VIEWS \*** Nestled on the charming Pashley Road in the highly sought after Summerdown area of Eastbourne, this delightful house offers a perfect blend of comfort and elegance. With four generously sized bedrooms and two bathrooms, this property is ideal for families or those seeking extra space. The three reception rooms provide ample opportunity for relaxation and entertainment. With its spacious rooms and picturesque surroundings, this house on Pashley Road presents an exceptional opportunity for those looking to settle in a vibrant community while enjoying the beauty of East Sussex. EPC = D



**SPACIOUS ENTRANCE HALL \* SITTING ROOM \* DINING ROOM \* KITCHEN/BREAKFAST ROOM \*  
UTILITY ROOM \* CLOAKROOM/WC \* STUDY \* FOUR BEDROOMS \* FAMILY BATHROOM \*  
SHOWER ROOM \* WC \* GARAGE \* DRIVEWAY \* GARDENS TO FRONT AND REAR**

**Schools for most age groups are available within the area with Gildredge House Free School and Cavendish School being within closest proximity whilst private schools are available in the Meads. Local amenities in Old Town including a Waitrose superstore, various restaurants and public houses are within close proximity. Eastbourne's town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately one and a half miles distant.**



## **SOLID OAK FRONT DOORS TO:**

### **SPACIOUS ENTRANCE HALL**

11'7" x 10'1" (3.53m x 3.07m)

Radiator, telephone point, double glazed window with outlook to front.

### **SITTING ROOM**

13'8" x 12'5" in to bay (4.17m x 3.78m in to bay)

Wooden flooring, radiator, feature fireplace, double glazed bay window with outlook to front, bi-folding doors through to:

### **DINING ROOM**

16'1" x 11'10" (4.90m x 3.61m)

Two radiators, wooden flooring, double glazed windows and door to rear garden.

### **KITCHEN/BREAKFAST ROOM**

15' x 11'10" max (4.57m x 3.61m max)

Fitted with a range of matching base and wall cupboards, worksurfaces, space for dishwasher, built-in electric double oven, built-in five ring gas hob with extractor hood over, one and a half bowl sink unit, wine racks, radiator, tiled floor, part tiled walls, double glazed windows over looking the rear garden and to side, door to:

### **UTILITY ROOM**

7'9" x 5'9" (2.36m x 1.75m)

Single drainer sink unit with cupboard below, work surface, plumbing for washing machine, space for fridge freezer and tumble dryer, radiator, double glazed window with outlook to front, wall mounted cupboard housing boiler, storage cupboard, door to side exit.

### **CLOAKROOM/WC**

White suite comprising low level wc and washbasin, tiled walls, extractor fan.

### **STUDY**

8'2" x 5'8" (2.49m x 1.73m)

Radiator, telephone point, double glazed window with outlook to side.

From the entrance hall stairs lead to the first floor landing with feature stained glass window to side, airing cupboard housing hot water cylinder, radiator, hatch to spacious loft space.

### **BEDROOM ONE**

14'6" x 12'5" (4.42m x 3.78m)

Radiator, telephone point, double glazed window enjoying sea and Downland views to front, two wall lights.

### **SHOWER ROOM**

Suite comprising large shower cubicle, washbasin with cupboards below, radiator, tiled walls and floor, double glazed window to rear.

### **BEDROOM TWO**

11'11" x 11'7" (3.63m x 3.53m)

Radiator, double glazed window overlooking the rear garden.

### **BEDROOM THREE**

12'5" x 7'11" (3.78m x 2.41m)

Radiator, telephone point, double glazed window enjoying sea and Downland views to front.

### **BEDROOM FOUR**

11'11" x 8'9" (3.63m x 2.67m)

Radiator, double glazed window overlooking the rear garden.

### **FAMILY BATHROOM**

White suite comprising low level WC, washbasin, bath with mixer tap and shower attachment and electric shower over, extractor fan, heated towel rail, double glazed window to side, part tiled walls and tiled floor.

### **WC**

Low level WC, fully tiled walls, double glazed window to side.

### **GARAGE & DRIVEWAY**

Driveway leading to the garage, with up and over door to front.

### **GARDENS**

Large gardens to front and rear (the total plot size measures just under a quarter of an acre), mainly laid to lawn, with some patio and decked areas.

### **COUNCIL TAX BAND**

This property is currently rated by Eastbourne Borough Council at Band F.

### **BROADBAND AND MOBILE PHONE CHECKER**

For broadband and mobile phone information, please see the following website: [www.checker.ofcom.org.uk](http://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 INFORMATION**

To view a property please contact TAYLOR ENGLEBY for an appointment. Our opening hours are Monday to Friday 8:45am - 5:45pm and Saturday 9am - 5:30pm.





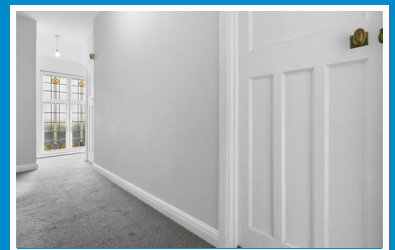
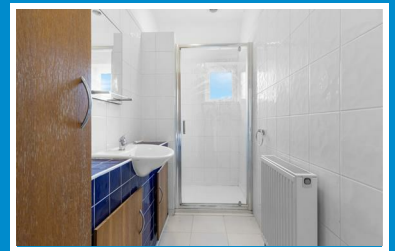
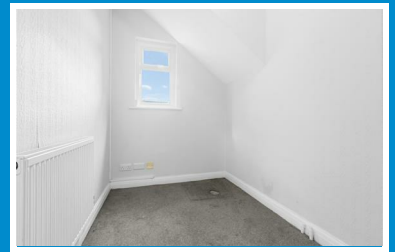




TOTAL FLOOR AREA : 1754 sq.ft. (163.0 sq.m.) approx.

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) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 62      | 76                      |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) <b>A</b>                                              |         |                         |
| (81-91) <b>B</b>                                                |         |                         |
| (69-80) <b>C</b>                                                |         |                         |
| (55-68) <b>D</b>                                                |         |                         |
| (39-54) <b>E</b>                                                |         |                         |
| (21-38) <b>F</b>                                                |         |                         |
| (1-20) <b>G</b>                                                 |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> 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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