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Taylor Engley



### 6 Ashburnham Road, Eastbourne, East Sussex, BN21 2HU

**£1,200,000 Freehold**

Taylor Engley are delighted to offer to the market this **SUBSTANTIAL SEVEN BEDROOMED DETACHED CHARACTER HOME** occupying a prime residential location in the favoured Upperton area of Eastbourne. This elegant home is considered to provide spacious and versatile accommodation which is arranged over three floors and has the benefit of gas fired central heating and solar heating to assist the hot water system. Features include three reception rooms, fitted kitchen/breakfast room, principle bedroom with en-suite, and a balcony to rear, offering far reaching views across Eastbourne towards the coast. Outside there is the advantage of driveway parking, a tandem garage and a level plot of approximately 0.33 of an acre enjoying a south easterly aspect to the rear. EPC=D



The property is located in the favoured Upperton area being approximately one mile distant from Eastbourne's town centre amenities and mainline railway station. Schools for most age groups are within a one and a half mile radius and the local area offers good access to further amenities including the Eastbourne District General Hospital, Sussex Downs College, Gildredge Park and Waitrose within the nearby Old Town area.

**\* SUBSTANTIAL DETACHED CHARACTER HOME \* FAVOURED UPPERTON LOCATION \* SEVEN BEDROOMS \* SPACIOUS SITTING ROOM AND SEPARATE DINING ROOM \* STUDY \* FITTED KITCHEN/BREAKFAST ROOM \* TWO SHOWER ROOMS AND SEPARATE BATHROOM \* TANDEM STYLE GARAGE \* DRIVEWAY PARKING \* PLOT OF APPROXIMATELY 0.33 OF AN ACRE \* REAR GARDEN ENJOYING A SOUTH EASTERLY ASPECT \* GAS FIRED CENTRAL HEATING \* RARLEY AVAILABLE \* CHAIN FREE \***



The accommodation comprises:

Front door to:

### **Entrance Porch**

7'9" x 4'10" (2.36 x 1.47)

Having inset bevel glass windows, schoolhouse radiator, gas meter, part glazed door and side panels opening to:

### **Reception Hall**

Spacious hall, two schoolhouse radiators, central heating programmer, recess with cloak hooks and door to:

### **Cloakroom**

High level wc, corner pedestal wash hand basin with tiled splashback, radiator.

### **Sitting Room**

21'8" max into bay x 15'3" max (6.60m max into bay x 4.65m max)

Impressive bay window incorporating door overlooking rear garden, two further windows to side, open stone fireplace, three schoolhouse radiators.

### **Dining Room**

19'7" max x 18'7" max into bay (5.97 max x 5.66 max into bay)

(19'7 max into fireplace recess)

Wide bay window to front and two further windows to side, fireplace having tiled insets and wooden surround with oval mirror inset, three schoolhouse radiators, outlook to front.

### **Study**

15'0" max into bay x 11'3" max (4.57 max into bay x 3.43 max)

Bay window with outlook to front, two further windows to side, brick/timber fireplace surround, two schoolhouse radiators.

### **Inner Lobby**

Off reception hall - having understairs storage cupboard with shelving and light, door to:

### **Utility Room**

10'8" max x 6'11" max (3.25mmax x 2.11m max)

Comprises single drainer sink unit set into base unit, plumbing for washing machine, two built-in full height shelved cupboards, radiator, window with fitted vent.

Door from inner lobby to:

### **Fitted Kitchen/Breakfast Room**

22'6 max x 16'4 max (6.86m max x 4.98m max)

(Maximum measurements provided include depth of fitted units, 16'4 max into bay window)

Comprises, quartz worksurface, range of base and wall mounted cupboards, wall mounted cupboards with under cupboard lighting, Rangemaster electric cooker incorporating induction hob, extractor fan over, Island unit and breakfast bar, Miele fridge/freezer, Miele dishwasher, Neff microwave, half bowl sink unit, downlighters, walk in pantry with shelving, bay window to side and further window and door to side.

Stairs rising from reception hall to:

### **First Floor Landing**

Spacious landing area having window with outlook to rear, enjoying far reaching views across Eastbourne towards the coast. Double built-in linen cupboard with shelving and cylinder, programmer for hot water and further programmer for central heating, schoolhouse radiator.

### **Family Shower Room**

Spacious shower cubicle with rain head style shower fitment and hand held shower fitment, pedestal wash hand basin, heated towel rail/radiator, part tiled walls, built in cabinet, window to rear.

### **Separate w/c**

High level wc, radiator, window.

### **Bedroom 1**

18'3" max into bay x 17'8" (5.56 max into bay x 5.38)

(17'8 widening to 18'4 max)

Triple aspect room having wide bay window to front, two radiators, connecting door to:

### **En-Suite**

8'5" x 8'1" (2.57 x 2.46)

Spacious tiled shower cubicle, pedestal wash hand basin with tiled splash back, heated towel rail/radiator, down lighters, window to front, also having connecting door from landing.

### **Bedroom 2**

15'3" max x 14'11" (4.65 max x 4.55)

(15'3 max including depth of fitted wardrobe cupboards)

Full height fitted triple wardrobe cupboards with sliding doors, wash hand basin, radiator, fireplace surround with tiled insert and hearth, two windows to side and casement doors to rear opening onto:

### **Balcony**

Being part covered with vaulted gable and enjoying outlook over rear garden and having far reaching views across Eastbourne towards the coast.

### **Bedroom 3**

14'0" x 13'9" (4.27 x 4.19)

Wash hand basin, built-in shelved cabinet, radiator, outlook to side.

### **Bedroom 4**

15'0" max into bay x 11'4" (4.57 max into bay x 3.45)

(15' max into bay reducing to 13'6)

Double aspect room having bay window to front and two windows to side, wash hand basin, radiator.

Stairs rising from first floor landing to:

### **Second Floor Landing**

Window to front, schoolhouse radiator, door opening to walk-in roof space housing water tank, controls for solar heating, window.

### **Bathroom 2**

Bath, wc, wall mounted wash hand basin, part tiled walls, heated towel rail/radiator, window to rear.

### **Bedroom 5**

21'3" max x 15'3" max (6.48 max x 4.65 max)

(21'3 reducing 17'10)

Feature double aspect room having corner window to front and further window to side enjoying far reaching views, cast iron/wooden fireplace surround, radiator, access to under eaves storage space.

### **Bedroom 6**

19'6" max x 15'2" max (5.94 max x 4.62 max)

(15'2 max reducing to 13'9)

Attractive double aspect room having windows to front and side, built-in wardrobe cupboard, radiator.

### **Bedroom 7**

13'10" max x 13'4" max (4.22 max x 4.06 max)

(13'10 max reducing to 9'5)

Fireplace surround, radiator, loft hatch, outlook to side.

### **Tandem Garage**

32'5" max x 12'8" max (9.88 max x 3.86 max)

(12'8 max including depth of internal pillars reducing to 11'7 including depth of internal pillars)

Electrically operated up and over door incorporating light, power and light, fitted work bench at far end of garage, windows to side, partly pitched roof.

### **Gardens**

Established gardens with a Plot of approximately 0.33 of an acre.

### **Front Garden**

Having driveway parking, EV charger, lawned area and borders with mature shrubs.

### **Rear Garden**

Boiler room (10'7 [3.23m] plus door recess x 6'1 ([1.85m]) housing two Vaillant wall mounted gas fired boilers, base units and wall mounted cupboards, strip light and small window to side. Adjacent wc with high level wc, light and window.

Garden area - considered to be a feature of the property enjoying a south easterly aspect with far reaching views across Eastbourne towards the coast. Level lawned area, shaped borders with various shrubs, mature trees, outside brick store with timber doors, outside tap, gates to either side of property providing access to front garden.

### **COUNCIL TAX BAND:**

Council Tax Band - 'G' Eastbourne Borough Council.

### **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.

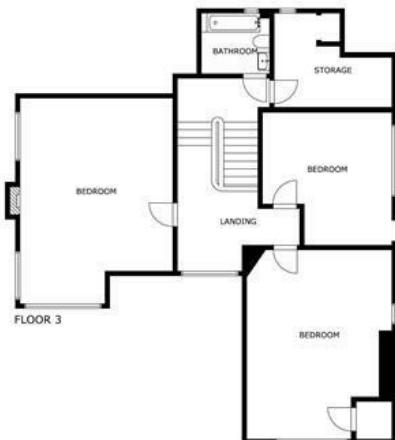
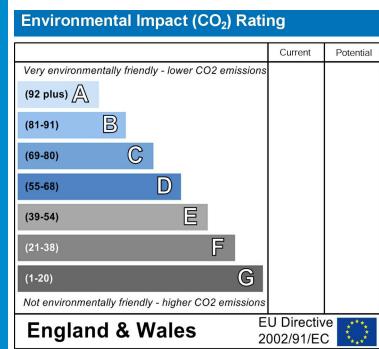
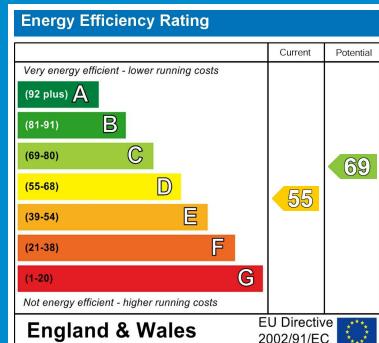
### **VIEWING ARRANGEMENTS:**

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.

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