



6 TADDINGTON ROAD, REDOUBT

£385,000 FREEHOLD

Accommodation: Terraced House, 4 Bedrooms, Lounge, Dining Room, Sunroom, Kitchen, Cloakroom, Bathroom, En-suite Shower Room, Dressing Room, Rear Courtyard Garden, Double Glazed Windows, Gas Central heating & under floor heating.

Situated in the desirable Redoubt area within easy reach of the seafront and beach amenities this beautiful home has been extended with a second floor and to the rear offering extremely generous and well-proportioned accommodation throughout. A viewing is essential to appreciate the character features including wooden flooring, exposed brick work, feature fireplaces with inset wood burning stoves in addition to a master bedroom with en-suite shower room and dressing room. Call The Exchange Property Services today on 01323 489560 to arrange your appointment.

UPVC door with double glazed panels and double-glazed window above to:

GROUND FLOOR

Lounge

4.36m (14'3") into bay window x 3.19m (10'5") max

Feature fireplace with inset wood burner, radiator, double glazed bay window to front, wooden flooring, coved ceiling:



Cloakroom

Comprising vanity unit with inset wash hand basin, low-level WC, partly tiled walls, recessed spot lighting:

Dining Room

4.32m (14'2") x 3.50m (11'5")

Opening onto kitchen, radiator, wooden flooring, part exposed brickwork wall, double glazed window to rear, Feature fireplace with inset wood burner:



Kitchen

3.58m (11'8") x 2.93 (9'7")

Double glazed window to side, fitted with a range of base and eye level units with quartz style worktop space over, fitted electric oven, six ring inset gas hob & extractor hood above, 1 & ½ bowl stainless steel inset sink with drainer, partly tiled walls, tiled flooring, space for fridge, plumbing for washing machine & dishwasher, opening onto Sunroom, recessed spot lighting, under floor heating:



Sunroom

4.12m (13'6") x 2.56m (8'4")

Opening onto kitchen, double glazed door to side garden, UPVC double glazed door & bifold door to rear garden, two double glazed velux style windows with integral blinds to rear, range of base units, cupboards & drawers with laminate worktop, recessed spot lighting, tiled flooring with under floor wet heating:



FIRST FLOOR

First Floor Landing

Staircase to Second Floor, recessed spot lighting:

Bedroom 2

4.32m (14'2") x 3.56m (11'8")

Double glazed windows to front, radiator:



Bedroom 3

3.54m (11'7") x 3.28m (10'9") max

Double glazed window to rear, radiator:



Bedroom 4

2.93m (9'7") x 1.85m (6'0") plus door recess

Double glazed window to rear:



Bathroom

Comprising panelled bath with wall mounted shower & glass shower screen, vanity unit with inset wash hand basin, low-level concealed cistern WC, double glazed window to side, heated towel rail, partly tiled walls, recessed spot lighting, laminate flooring:



SECOND FLOOR

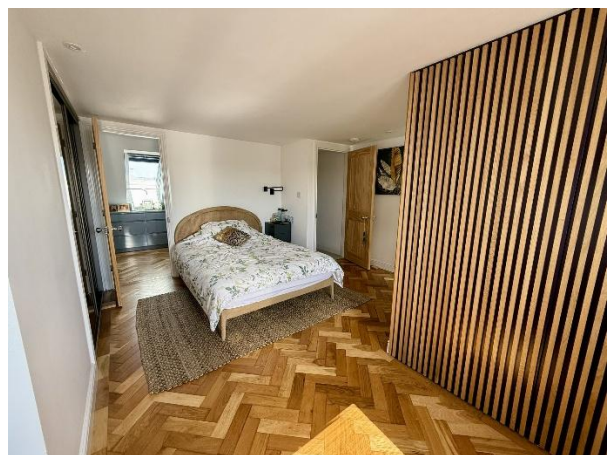
Second Floor Landing

Bedroom 1

Unusual shape

4.60m (15'1") reducing to 2.13m (6'11") x 3.69m (12'1") reducing to 2.24m (7'4")

Double glazed window to rear, radiator, fitted double wardrobe, herringbone wooden flooring, recessed spot lighting:



En-Suite Shower Room

Comprising shower cubicle, wall mounted wash hand basin, low-level WC, double glazed window to rear, heated towel rail, part hygiene boards to walls, recessed spot lighting, herringbone wooden flooring, extractor fan, under eave loft storage cupboard:



Dressing Room

Unusual shape with sloped ceiling

4.10m (13'5") reducing to 2.09m (6'10") x 2.52m (8'3") reducing to 1.54m (5'0")

Double glazed velux style window to front with integrated blind, recessed spot lighting, under eave loft storage cupboard, herringbone wooden flooring:



Outside

Front Garden

Wall & railings to front & sides, outside tap, exterior light, flowerbeds & shrubs:

Side Garden

3.74m (12'3") x 1.12m (3'8")

Wall to side, decking, outside tap:

Courtyard Rear Garden

7.47m (24'5") x 4.29m (14'1")

Wall & fencing to sides & rear, cobble stone patio, lawn, rear access, exterior lights, flowerbeds & shrubs, shed:



Ground Floor



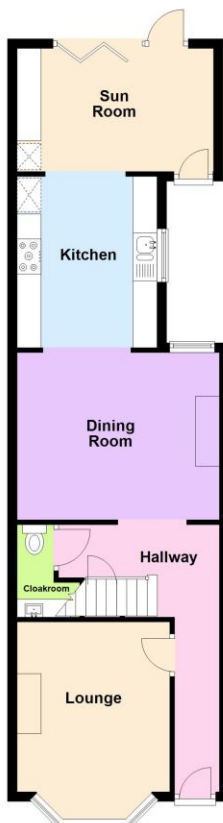
First Floor



Second Floor



Ground Floor



First Floor



Second Floor



Energy performance certificate (EPC)

6 Taddington Road EASTBOURNE BN22 7EG	Energy rating <div>C</div>	Valid until:	17 July 2035
		Certificate number:	0330-2096-6530-2795-2271

Property type	Mid-terrace house
Total floor area	135 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

IMPORTANT INFORMATION: We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an Estate Agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be happy to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor or licensed conveyancer to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor or conveyancer will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale. If you do not have a solicitor or conveyance we would be happy to recommend one.

ADDITIONAL SERVICES: (VISIT OUR WEBSITE FOR MORE INFORMATION) :

THE EXCHANGE PROPERTY SERVICES:

Thinking of selling? The Exchange Property Services offers huge savings on traditional Estate Agency fees with our popular fixed fees from just £360 inclusive of VAT or a traditional commission option payable on completion based on just 0.6% inclusive of VAT with a no sale, no fee guarantee. Make your property stand out at no extra cost; we use virtual tours, detailed floor plans, eye catching for sale boards, video tours and social media to market your home. We don't believe in restrictive agency agreements so all of our agency agreements are on a multiple agency basis.

THE EXCHANGE LETTING & MANAGEMENT:

We offer a wide range of services for new or experienced landlords looking to let their property, including Let Only, Rent Collection or Full Management to suit your individual needs. Utilising our unrivalled marketing which includes virtual tours, detailed floor plans, eye catching for sale boards, video tours and social media to help let your property quickly combined with competitive fees & discounts available for portfolios.

THE EXCHANGE MORTGAGE SERVICES:

If you require a mortgage to purchase your new home, a buy to let investment, want more information on the government "Help to Buy Scheme" or if you decide not to move and are considering re-mortgaging, "The Exchange Mortgage Services" can assist you with professional mortgage advice offering advice and recommendation regarding a comprehensive range of mortgages from across the market.

Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for this advice. The exact amount will depend on your circumstances but we estimate it will be £250 or 0.5% payable upon completion of your mortgage.

PERCY WYNDHAM COUNTRY & EXCLUSIVE HOMES:

If you're looking to sell or let a Country or Exclusive Home, our "Percy Wyndham" brand specialises in selling or letting properties which require that extra attention to detail to present your property in the manner it deserves using virtual tours, detailed floor plans, eye catching for sale boards, video tours, social media to market your home combined with competitive agency fees and agreements.

FOLLOW THE EXCHANGE ON SOCIAL MEDIA:



Like 'The Exchange Property Services' on Facebook



Follow 'The Exchange Property Services' on Instagram



Follow 'The Exchange Property Services' on Twitter



Subscribe to 'The Exchange' to watch our video tours

The Exchange

Property Services
Mortgage Services
Letting & Management Services

www.theexchangeonline.co.uk

Tel: 01323 489560

Email: info@exchangegrouponline.co.uk