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Taylor Engley



28 Beverington Road, Rodmill, Eastbourne, East Sussex, BN21 2SD

Price £419,000 Freehold

Taylor Engley are pleased to bring to the market this spacious **THREE BEDROOM DETACHED BUNGALOW**, situated in a highly desirable position in the sought after Rodmill area of Eastbourne. The bungalow enjoys well maintained gardens to front and rear and benefits from a double glazed conservatory, garage and large driveway. * **GAS FIRED CENTRAL HEATING & SEALED UNIT DOUBLE GLAZING** * **EPC = D**



*** ENTRANCE PORCH * HALLWAY * KITCHEN * 'L' SHAPED LOUNGE/DINER * THREE BEDROOMS * CONSERVATORY * SHOWER ROOM * GARDENS TO FRONT AND REAR * LARGE DRIVEWAY * GARAGE ***

The property is situated in the favoured Rodmill area of Eastbourne being approximately one and a quarter of a mile distant of Eastbourne's town centre, which offers a comprehensive range of shopping facilities and mainline railway station. Bus services serve the local area and local shops can be found at the nearby Framfield Way. Eastbourne District General Hospital is easily accessible from the Rodmill area.



FRONT DOOR TO:

ENTRANCE PORCH

Door to:

HALLWAY

Radiator, built-in storage cupboard, airing cupboard, hatch to loft space with a fitted ladder.

KITCHEN

10'2" x 8'11" (3.10m x 2.72m)

Fitted with a range of cream fronted cupboards and drawers, space and plumbing for washing machine and dishwasher, wooden worksurfaces, one and a half bowl sink unit, built-in Bosch oven and grill, built-in electric hob with extractor hood over, space for fridge freezer, double glazed window to side, door to side.

'L'SHAPED LIVING ROOM

15'4" x 21'9" narrowing to 11'2" (4.67m x 6.63m narrowing to 3.40m)

Two large double glazed windows with outlook to front, door to front garden, two radiators, feature fireplace with inset electric fire.

BEDROOM ONE

12'1" x 11' (3.68m x 3.35m)

Large double glazed window overlooking the rear garden, radiator, built-in wardrobe cupboards.

BEDROOM TWO

11'6" x 9'4" (3.51m x 2.84m)

(currently used as a study) Double glazed window to side, radiator, built-in wardrobe cupboards, patio door to:

CONSERVATORY

9'3" x 7'2" (2.82m x 2.18m)

Double glazed windows overlooking the garden, door to garden.

BEDROOM THREE

9'3" x 8' (2.82m x 2.44m)

Double glazed window to side, radiator.

SHOWER ROOM

8' x 5'4" (2.44m x 1.63m)

Suite comprising large shower cubicle, low level wc, washbasin with cupboards below, radiator, two double glazed windows to side.

GARAGE & PARKING

Large driveway leading to the garage with power and light and door to garden. The boiler is situated in the garage.

GARDENS

The rear garden is a particular feature of the property, backing on to woodland and enjoying patio and lawned areas and a good variety of mature shrubs and trees. Gate to side access, outside tap.

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 D.

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:

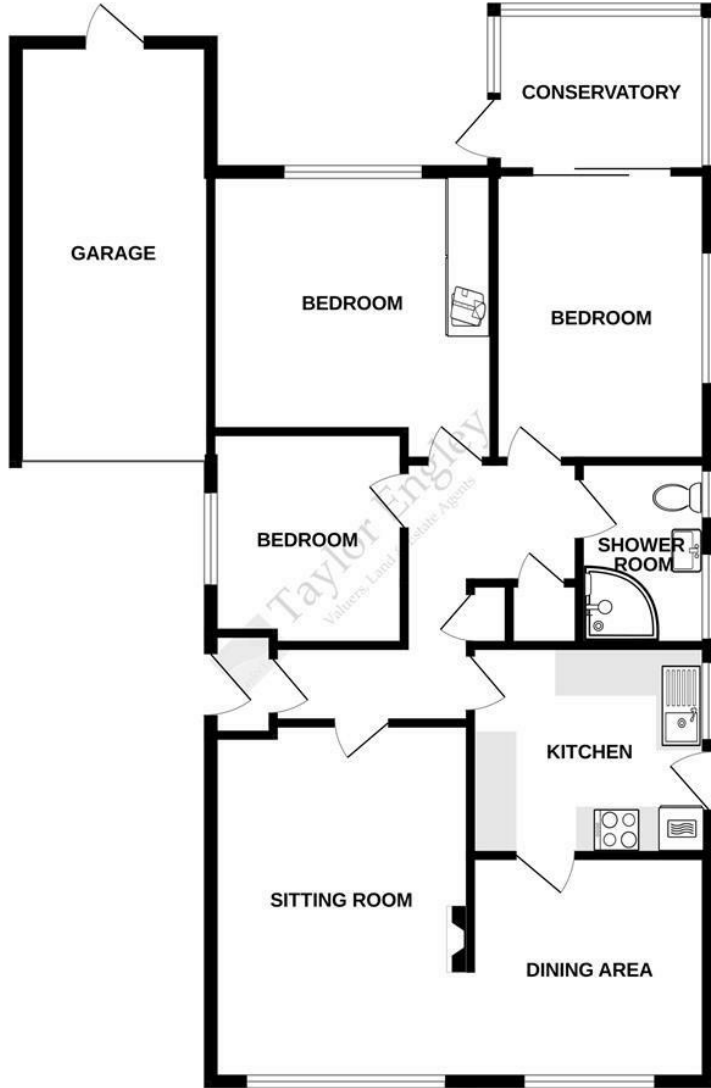
All appointments are to be made through TAYLOR ENGLELY.







GROUND FLOOR
1055 sq.ft. (98.0 sq.m.) approx.



TOTAL FLOOR AREA : 1055 sq.ft. (98.0 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) A			
(81-91) B			
(69-80) C			
(55-68) D		65	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) 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 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.

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