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Taylor Engley



42 Lushington Road, Eastbourne, East Sussex, BN21 4LL

Asking Price £725,000 Freehold

An excellent opportunity arises to acquire this FIVE BEDROOMED END OF TERRACED TOWN HOUSE, located to the west side of Eastbourne's town centre in the attractive tree lined Lushington Road. This character home is considered to provide spacious living accommodation and is offered with the benefit of gas fired central heating. Features include a spacious sitting room/dining room, fitted kitchen with adjacent utility lobby, cellar, two en-suites, and a family bathroom. Outside to the rear of the property there is a garden area, garage and an off road car parking space. EPC = E.



Located in the sought after Lushington Road. This character home occupies a most convenient central location being within level walking distance of town centre amenities, mainline railway station, theatres and seafront.

*** BAY FRONTED CHARACTER HOME * WEST SIDE OF TOWN CENTRE * WALKING DISTANCE TO CENTRAL AMENITIES, MAINLINE RAILWAY STATION AND SEAFRONT * FIVE BEDROOMS * TWO EN-SUITES * FAMILY BATHROOM * SPACIOUS SITTING/DINING ROOM * FITTED KITCHEN * CELLAR * GARAGE AND CAR PARKING SPACE * GARDENS * CHAIN FREE ***



The accommodation

Comprises:

Front door opening to:

Entrance Vestibule

Tiled floor, radiator, part glazed door opening to:

Entrance Hall

Engineered oak flooring, window to side, doors opening to:

Sitting/Dining Room

Spacious through room comprises:

Sitting Room Area

17'2 max x 13'11 max (5.23m max x 4.24m max)

(17'2 max into bay x 13'11 max including depth of chimney breast)

Fireplace with marble surround and fitted wood burner, engineered oak flooring, bay window to front, two radiators, wide opening to:

Dining Room Area

13'11 max x 12'9 (4.24m max x 3.89m)

(13'11 max including depth of chimney breast)

Fireplace with fitted wood burner, engineered oak flooring, radiator double doors opening to rear garden.

Fitted Kitchen

13'3 x 11'10 (4.04m x 3.61m)

(Measurements exclude recesses but include the depth of the fitted units)

Comprises, worksurface with inset sink unit, range of base and wall mounted cupboards, two Neff ovens with cupboards above and below, five burner gas hob with extractor fan over, under counter fridge, fitted window seat, wide opening to:

Utility Lobby

8'11 x 6' (2.72m x 1.83m)

Vertical radiator, tiled flooring, space and plumbing for washing machine, space and plumbing for dishwasher, doors to either side giving access to rear garden and car parking space.

Door from kitchen to:

Cellar

Stairs down to cellar area having light, electric meters and consumer unit.

Stairs from entrance hall to first floor landing.

First Floor Landing

Split level landing area, radiator, built in cupboard housing Alpha gas fired boiler and water cylinder.

Study

7'2 x 6'4 (2.18m x 1.93m)

Downlighters.

Family Bathroom

Spacious bathroom comprises, bath, pedestal wash hand basin, low level wc, chrome effect heated towel rail, mostly tiled walls, tiled floor, window to rear with fitted shutter.

Bedroom 1

14'2 max x 13'11 max (4.32m max x 4.24m max)

(13'11 max including depth of chimney breast)

Fireplace with marble surround, radiator, engineered oak flooring, radiator, two windows with outlook to front.

En-Suite Shower Room

Shower cubicle with rain head shower fitment and hand held shower fitment, pedestal wash hand basin, low level w/c, chrome effect heated towel rail, mostly tiled walls, tiled floor, downlighters, window to front with fitted shutter.

Bedroom 3

13'11 max x 13'2 (4.24m max x 4.01m)

(13'11 max including depth of chimney breast)

Engineered oak flooring, cabinet fitted into fire place recess, radiator.

Stairs rising from first floor landing to second floor.

Second Floor Landing

Split level landing area, loft hatch to roof space.

Bedroom 2

14'1 max x 10'4 (4.29m max x 3.15m)

(14'1 max x 10'4 plus recess, 10'4 extending to 19' max into door recess area).

Two double built in wardrobe cupboards, three radiators, engineered oak flooring, recess with shelving, two windows to front and window to side with fitted shutters.

En-Suite Shower Room

Spacious shower cubicle with ceiling mounted rain head shower fitment and hand held shower fitment, pedestal wash hand basin, low level w/c, bidet, tiled floor, chrome effect heated towel rail.

Bedroom 4

13'6 x 13'6 (4.11m x 4.11m)

(measurements include depth of chimney breast)

Currently use as games room, Engineered oak flooring, radiator, outlook to rear, fitted window shutter.

Bedroom 5

13'2 x 11'9 (4.01m x 3.58m)

Engineered oak flooring, radiator, two built in wardrobe cupboards, window to rear with fitted shutter.

Outside

Garage

16'6 x 10'3 (5.03m x 3.12m)

(Maximum measurements include depth of internal pillars, fitments and structures).

Approached at the rear of the property, electrically operated door, light and power, personal door to rear garden.

Car Hardstanding Space

Approached at the rear of the property.

Gardens

The rear enjoying a south easterly aspect, having lawned area some established shrubs, timber shed. Tiled path to front of the property some mature shrubs and outside light

COUNCIL TAX BAND:

Council Tax Band - 'E' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:

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

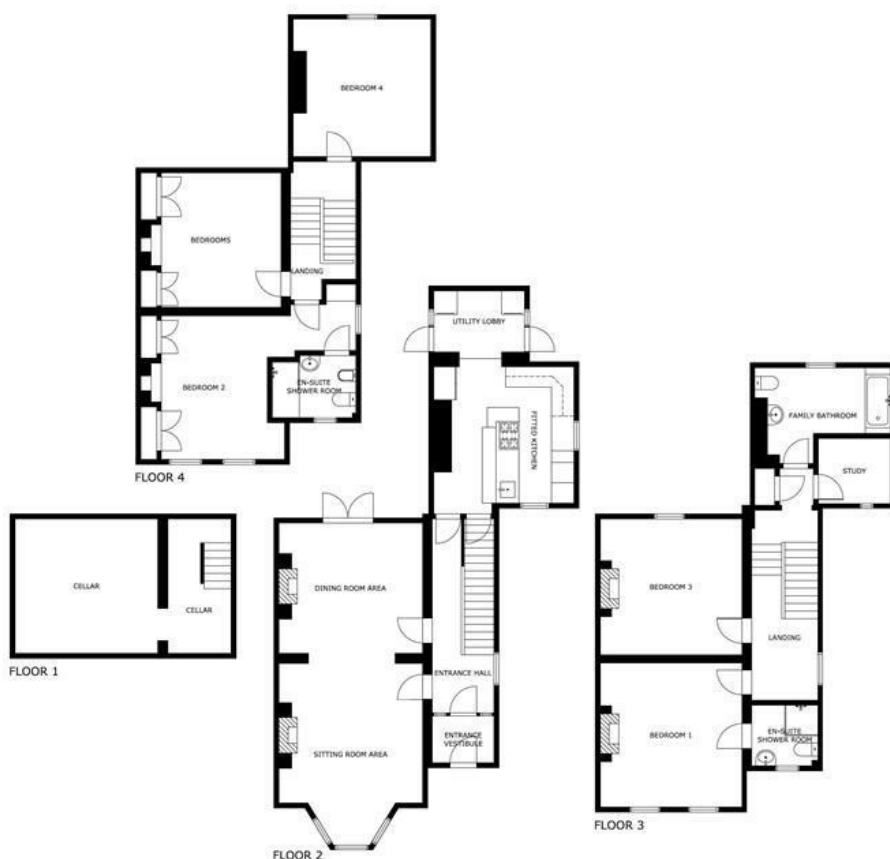
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.

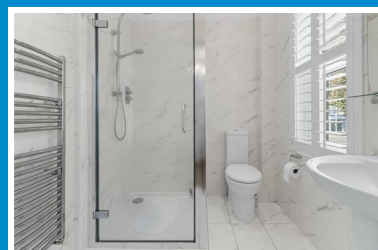
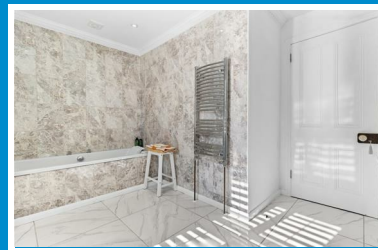
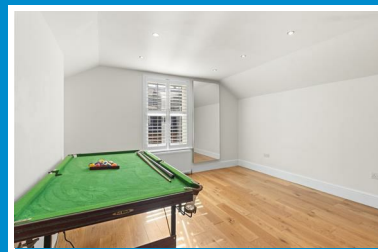








GROSS INTERNAL AREA
TOTAL: 247 m²/2,660 sq.ft
FLOOR 1: 26 m²/284 sq.ft, FLOOR 2: 78 m²/841 sq.ft
FLOOR 3: 72 m²/773 sq.ft, FLOOR 4: 71 m²/762 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	52	76

England & Wales

EU Directive
2002/91/EC

Environmental Impact (CO₂) 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

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Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

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