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Taylor Engley

10 The Outlook, Friston, Eastbourne, East Sussex, BN20 0AR
Asking Price £525,000 Freehold

Taylor Engley are delighted to offer to the market this THREE BEDROOMS DETACHED HOME, located in the highly sought after Friston area. The property occupies a level plot and is offered with the benefit of gas fired central heating and double glazing to the majority of the windows. Features include a spacious sitting/dining room, study, conservatory and a mature rear garden which enjoys a south westerly aspect. To the front of the property there is driveway parking and a garage with an adjacent car port. EPC = D

Local shops are available in the nearby Village of East Dean and numerous coastal walks can be enjoyed within the area including Birling Gap, Beachy Head and along the Seven Sisters towards the Cuckmere Valley. There are also Woodland walks in the nearby Friston Forest. Eastbourne's town centre is approximately four miles distant and offers a comprehensive range of shopping facilities, mainline railway station, theatres and seafront.

*** HIGHLY DESIRABLE FRISTON AREA * LEVEL PLOT WITH SOUTH WESTERLY ASPECT TO REAR * SITTING/DINING ROOM * STUDY * CONSERVATORY * KITCHEN * CLOAKROOM * THREE BEDROOMS * BATHROOM * DRIVEWAY PARKING * GARAGE * CAR PORT * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING TO THE MAJORITY OF THE WINDOWS * CHAIN FREE ***

The accommodation
Comprises:

Front door to:

Entrance Hall
Radiator, built-in storage cupboard, central heating thermostat.

Cloakroom
Wash hand basin, low level wc, wall mounted cupboard, radiator, part tiled walls, shaver point.

Sitting/Dining Room
23'9 max x 20'6 max (7.24m max x 6.25m max)
(20'6 into understairs recess reducing to 10'10 in dining area)
Stone fireplace with fitted living flame gas fire, three radiators, two windows to side, window to front and patio door to rear opening to conservatory.

Study
9'9 x 9'3 (2.97m x 2.82m)
Radiator, outlook to rear.

Conservatory
10'10 max x 8'8 max (3.30m max x 2.64m max)
(8'8 max to doors)
Ceiling light/fan, fitted blinds, radiator, double doors opening to rear garden.

Kitchen
12'3 max x 8'9 max (3.73m max x 2.67m max)
(Maximum measurements including depth of fitted units)
Comprises single drainer one and a half bowl stainless steel sink unit with mixer tap, range of wall mounted cupboards and base units, indesit under counter cooker, indesit four ring ceramic hob with extractor fan over, integrated Whirlpool dishwasher, integrated under counter fridge and freezer, window to rear and door to side opening to side lobby.

Side Lobby
11'4 max x 6'1 max (3.45m max x 1.85m max)
Wall mounted cupboards and base unit, quarry tiled floor, door to car port and door to rear garden.

Stairs rising from entrance hall to:

First Floor Landing
Airing cupboard housing cylinder and shelving, walk-in storage cupboard with light, loft hatch to roof space with fitted loft ladder and light (the loft has spray foam insulation).

Bedrooom 1
12'10 x 9'10 (3.91m x 3.00m)
Two built-in wardrobe cupboards, radiator, outlook to rear.

Bedroom 2
11'7 x 10'1 (3.53m x 3.07m)
Built-in wardrobe cupboard, radiator, outlook to front.

Bedroom 3
(Irregular shaped room divided into two areas)

Area 1
10'4 max x 7'1 max (3.15m max x 2.16m max)
Radiator, window to front.

Area 2
10'3 max x 10' max (3.12m max x 3.05m max)
(10' max including depth of stairwell box and pillar).
Built-in storage cupboard, window to front.

Bathroom
Bath with tiled surround, shower over and shower screen, fitted Aqualift unit and hand grips, pedestal wash hand basin, low level wc, radiator, window to rear.

Outside

Garage
16'9 max to door x 7'9 (5.11m max to door x 2.36m)
(7'9 widening to 8'10 max).
Maximum measurements including depth of all fittings and structures.
Gas and electric meters, Ideal wall mounted gas fired boiler, light and power, up and over door to front and door to side opening to car port.

Car Port
18'6 max x 7'11 (5.64m max x 2.41m)
(18.6 max into recess x 7'11 to pillars)
Having door to side lobby and door to garage.

Front Garden
Having driveway parking, area of level lawn and some shrubs.

Rear Garden
Considered to be a feature of the property enjoying a south westerly aspect having patio area to immediate rear, area of level lawn, ornamental pond, mature trees and shrubs, outside tap. Gate to either side of property.

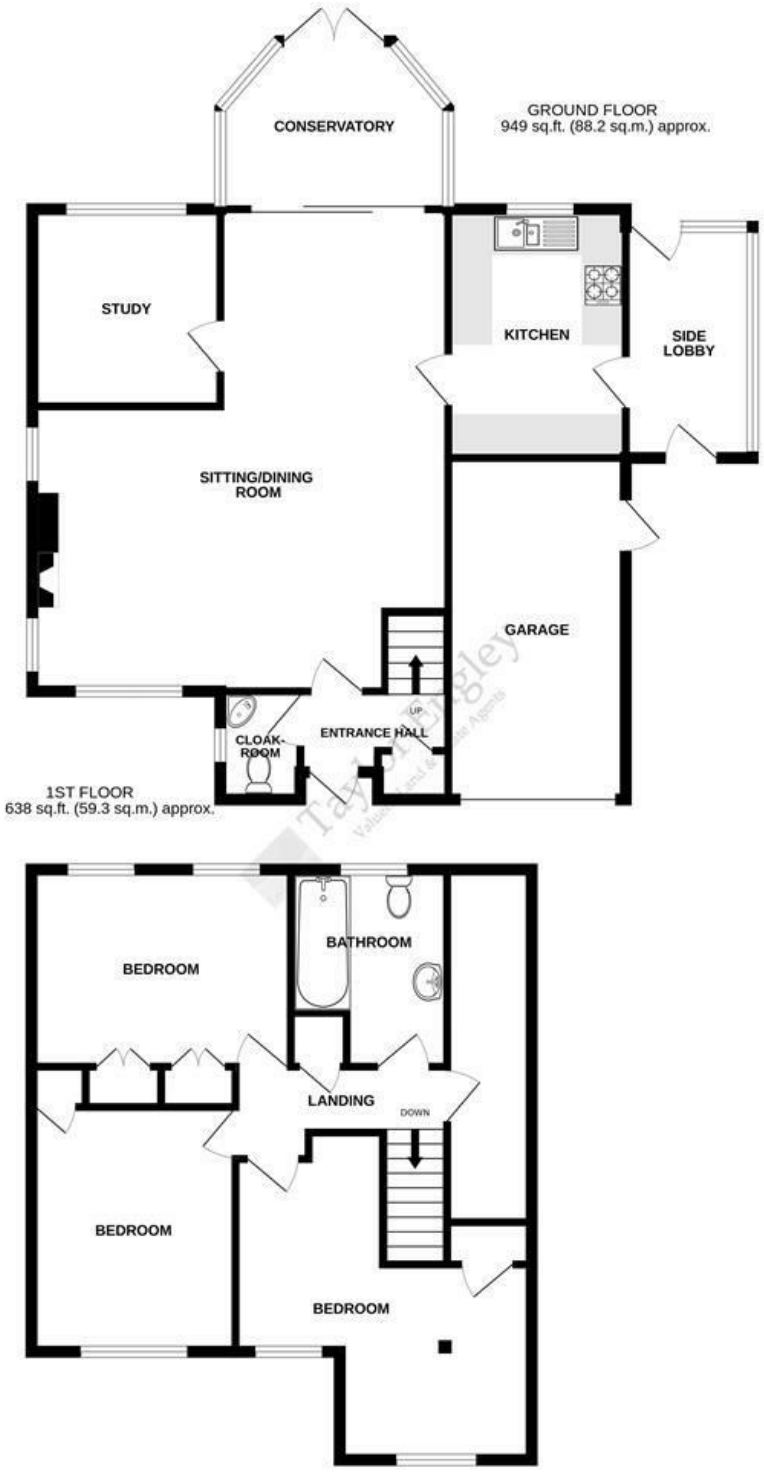
NB
The property had spray foam insulation in the loft and this was removed in January 2025. We are informed by our clients that a certificate will be provided following the removal.

COUNCIL TAX BAND:
Council Tax Band - 'F' - Wealden District 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.



TOTAL FLOOR AREA : 1587 sq.ft. (147.4 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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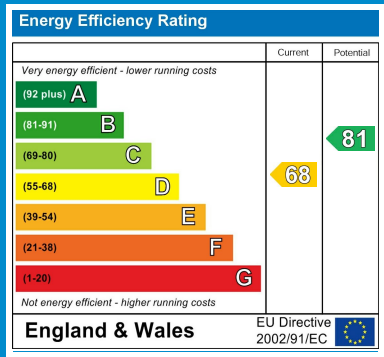

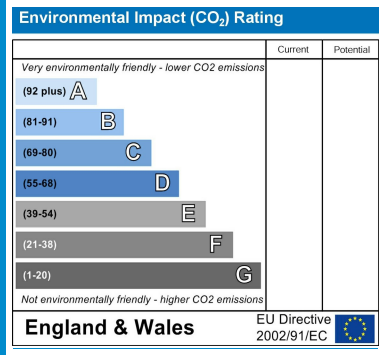

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

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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