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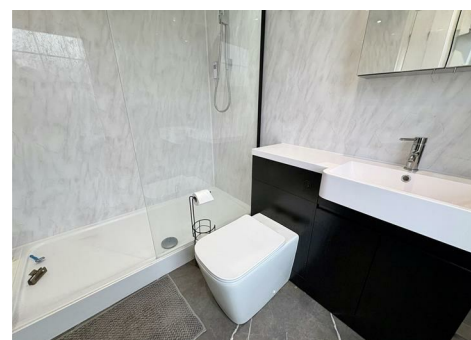
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**Taylor Engley**



**15C Dittons Road, Saffrons, Eastbourne, BN21 1DR**

**Price Guide £465,000 Freehold**

**Located in the DESIRABLE SAFFRONS AREA OF EASTBOURNE, this charming THREE BEDROOM terraced house on Dittons Road offers deceptively spacious accommodation, featuring a 19'11 sitting room, double glazed conservatory and a modern en-suite shower room to the master bedroom. The property is conveniently located, being within WALKING DISTANCE TO THE TRAIN STATION, TOWN CENTRE AND GILDREDGE PARK. GARAGE \* DRIVEWAY \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING \* EPC = C**



The property is situated less than a miles distance from Eastbourne town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront. The beautiful Gildredge Park is also located within just a few minutes walk.

**\* SITTING ROOM \* CONSERVATORY \* CLOAKROOM WC \* FITTED KITCHEN \* MASTER BEDROOM WITH EN-SUTIE SHOWER ROOM \* FAMILY BATHROOM \* TWO FURTHER BEDROOMS \* GARAGE AND OFF ROAD PARKING \* GARDENS TO FRONT AND REAR \***



## The accommodation

Comprises:

Front door opening to:

### Entrance Porch

Door to garage and door to:

### Hallway

Radiator.

### Cloakroom/WC

White suite comprising low level wc, wash hand basin with cupboard below, understairs storage cupboard, extractor fan.

### Kitchen

11'9 x 8'2 (3.58m x 2.49m)

Fitted with cream cupboards and drawers, wood effect work surfaces with inset one and a half bowl sink unit, built-in Bosch oven, Lamona electric hob with extractor over, integrated fridge freezer and dishwasher, double glazed window with outlook to front.

### Sitting Room

19'11 x 17'6 narrowing to 10'6 (6.07m x 5.33m narrowing to 3.20m)

Feature fireplace with inset electric fire, two radiators, double glazed windows to rear, sliding double glazed doors opening to:

### Conservatory

16'10 x 7'1 (5.13m x 2.16m)

Radiator, doors opening to the garden.

From the hallway, stairs rising to:

### First Floor Landing

Airing cupboard housing the Worcester Bosch gas boiler, hatch to loft space with fitted ladder.

### Bedroom 1

13'6 x 11'10 (4.11m x 3.61m)

Two double glazed windows with outlook to front, built-in wardrobes, drawers and cupboards, radiator.

## Modern En-Suite Shower Room

Large double glazed window to front, large walk-in shower, low level wc, washbasin with cupboard below.

### Bedroom 2

11'8 x 10'6 (3.56m x 3.20m)

Two double glazed windows to rear, radiator, range of built-in wardrobes, drawers and dressing table.

### Bedroom 3

10'6 x 7'9 (3.20m x 2.36m)

Double glazed window to rear, radiator, built-in shelved cupboard.

### Bathroom

White suite comprising 'P' shaped bath with mixer tap and shower attachment, low level wc, washbasin with cupboards below and to sides, extractor fan.

### Gardens

Timber shed, gate to rear access, stocked flowerbeds.

### Garage

16'9 x 7'11 (5.11m x 2.41m)

Up and over door, light, fuse board, electric meter.

## COUNCIL TAX BAND:

Council Tax Band - 'E' Eastbourne Borough Council.

## BROADBAND AND MOBILE PHONE CHECKER:

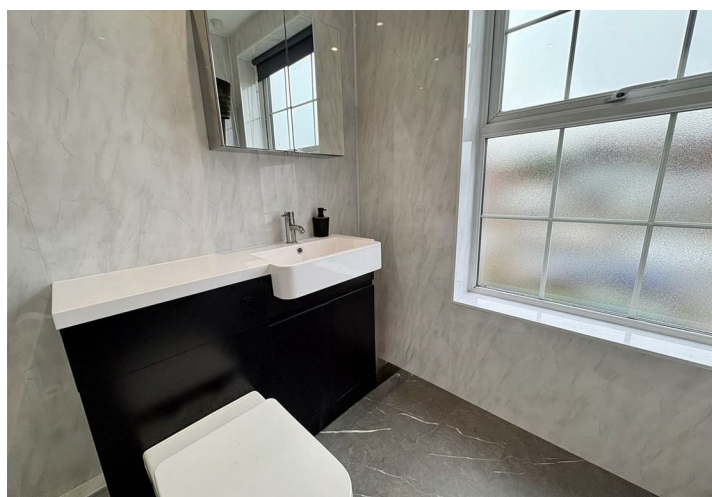
For broadband and mobile phone information please see the following website:  
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

## 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:

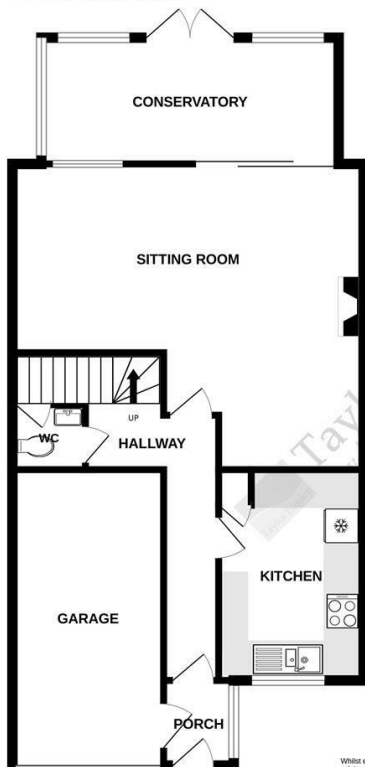
All appointments are to be made through TAYLOR ENGLE.



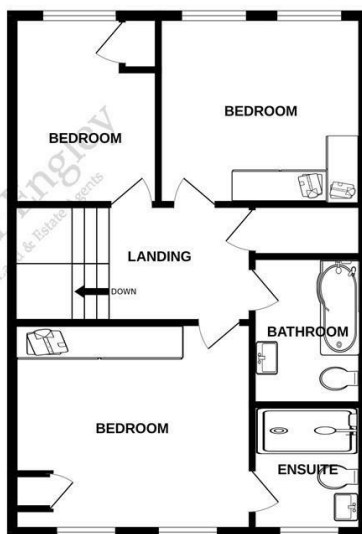




GROUND FLOOR  
759 sq.ft. (70.5 sq.m.) approx.



1ST FLOOR  
582 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA: 1340 sq.ft. (124.5 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) <b>A</b>                          |  |  |
| (81-91) <b>B</b>                            |                                                                                       |                                                                                       |
| (69-80) <b>C</b>                            |                                                                                       |                                                                                       |
| (55-68) <b>D</b>                            |                                                                                       |                                                                                       |
| (39-54) <b>E</b>                            |                                                                                       |                                                                                       |
| (21-38) <b>F</b>                            |                                                                                       |                                                                                       |
| (1-20) <b>G</b>                             |                                                                                       |                                                                                       |
| Not energy efficient - higher running costs |                                                                                       |                                                                                       |
| England & Wales                             |                                                                                       | EU Directive<br>2002/91/EC                                                            |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                            |
|-----------------------------------------------------------------|---------|----------------------------|
|                                                                 | Current | Potential                  |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                            |
| (92 plus) <b>A</b>                                              |         |                            |
| (81-91) <b>B</b>                                                |         |                            |
| (69-80) <b>C</b>                                                |         |                            |
| (55-68) <b>D</b>                                                |         |                            |
| (39-54) <b>E</b>                                                |         |                            |
| (21-38) <b>F</b>                                                |         |                            |
| (1-20) <b>G</b>                                                 |         |                            |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                            |
| England & Wales                                                 |         | EU Directive<br>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.

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.