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Taylor Engley



11 Desmond Road, Eastbourne, East Sussex, BN22 7LF
Asking Price £345,000 Freehold

A charming three bedroomed bay fronted character home, enviably situated just moments from the seafront in Eastbourne's popular Redoubt area. The property features well proportioned accommodation, including a spacious sitting/dining room and a generous kitchen/breakfast room providing an ideal setting for both everyday living and entertaining. Further benefits include gas-fired central heating and double glazing, while the location offers excellent access to the seafront and local amenities. EPC=D.



Desmond Road is ideally situated within the popular Redoubt area of Eastbourne, just moments from the seafront and attractive stretches of beach. The location is particularly convenient for enjoying the town's coastal lifestyle, with the promenade, cafés, restaurants and leisure facilities all readily accessible. The near by Princes Park also provides excellent opportunities for recreation and outdoor pursuits. Bus services pass close by, providing convenient access towards Eastbourne town centre which is approximately 1.5 miles distant offering an extensive range of shopping, dining and entertainment facilities together with the mainline railway station.

*** POPULAR REDOUBT LOCATION * SITUATED JUST OFF EASTBOURNE'S SEAFRONT *
 SPACIOUS SITTING/DINING ROOM * KITCHEN/BREAKFAST ROOM * GROUND FLOOR W/C *
 THREE FIRST FLOOR BEDROOMS * BATHROOM * GAS FIRED CENTRAL HEATING * DOUBLE
 GLAZING * CHARACTER BAY FRONTED HOME ***



The accommodation

Comprises:

Front door opening to:

Entrance Vestibule

With tiled floor and door opening to:

Hall

Tiled floor, radiator, under stairs storage cupboard housing consumer unit and light.

Sitting/Dining Room

21'3 x 13'4 max (6.48m x 4.06m max)
(21'3 extending to 23'11 max into bay x 13'4 max in sitting room area reducing to 11'4 in dining area)

Sitting Room Area

Fireplace with tiled hearth and cast iron inset, radiator, wide opening to:

Dining Area

Fireplace with cast iron inset and tiled hearth, radiator and door to rear.

Kitchen/Breakfast Room

19'8 max x 9'8 (5.99m max x 2.95m)
(9'8 widening to 11' max, maximum measurements include depth of fitted units)
Range of matching base and wall mounted cupboards, worktops with upstand and inset deep glazed sink unit having mixer tap over, space and plumbing for washing machine, dishwasher, eye level electric oven with cupboard above and below, electric hob with extractor fan over, space for fridge/freezer, cupboard housing Alpha gas fired boiler, downlighters, radiator, window to side and double doors to rear, door to:

Ground Floor W/C

Low level wc pedestal wash hand basin, radiator, tiled floor, downlighter.

Stairs rising from entrance hall to:

First Floor Landing

Downlighters, loft hatch to roof space.

Bedroom 1

13'3 x 12' max (4.04m x 3.66m max)
(13'3 to chimney breast plus recess)
Fireplace surround, radiator, outlook to front, door opening to:

Study Recess

Currently used as a study recess but was a former en-suite with plumbing in place, radiator, window to front.

Bedroom 2

10'1 x 10' (3.07m x 3.05m)
Fireplace surround, radiator, outlook to rear.

Bedroom 3

11' max x 7'7 (3.35m max x 2.31m)
(11' max reducing to 9'9 x 7'7 plus door recess)
Radiator, outlook to rear.

Bathroom

Bath with mixer tap and shower attachment, shower screen, pedestal wash hand basin, low level wc, part tiled walls, radiator, downlighters.

Rear Garden

Walled rear garden, area laid to Astro turf, outside tap, gate to rear.

COUNCIL TAX BAND:

Council Tax Band - 'D' 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:

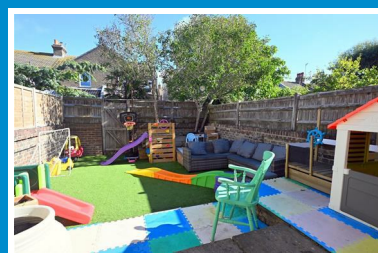
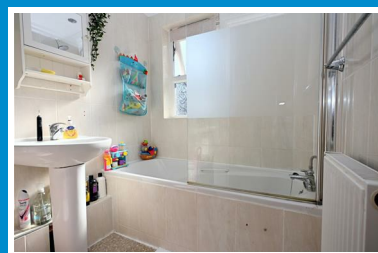
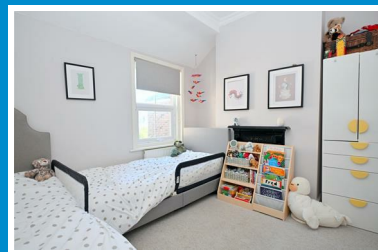
All appointments are to be made through TAYLOR ENGLE.





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		82
(69-80) C		
(55-68) D	64	
(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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