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**Taylor Engley**



**19 Willowfield Square, Central Eastbourne, Eastbourne, East Sussex, BN22 8AN**  
**Asking Price £259,000 Freehold**

**An opportunity arises to acquire this FOUR BEDROOMED BAY FRONTED TERRACED TOWN HOUSE, occupying a convenient central location to the east of Eastbourne's town centre. The property has accommodation arranged over three floors and is offered with the benefit of gas fired central heating and double glazed windows. Features include a spacious bay fronted sitting/dining room, conservatory with access to ground floor wc, shower room and separate wc, small rear courtyard to rear. EPC=D.**



The property occupies a convenient central location being approximately three quarters of a mile distance from Eastbourne's town centre which offers a comprehensive range of shopping facilities and mainline railway station.

**\* FOUR BEDROOMED BAY FRONTED TERRACE HOME \* CONVENIENT CENTRAL LOCATION \* SITTING/DINING ROOM \* KITCHEN \* CONSERVATORY WITH ACCESS TO GROUND FLOOR WC \* SHOWER ROOM \* SEPARATE WC \* SMALL COURTYARD GARDEN TO REAR \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZED WINDOWS \* CHAIN FREE \***



## The accommodation

Comprises:

Small vestibule with door opening to:

### Entrance Hall

Understairs storage cupboard housing meters, consumer unit and light.

### Sitting/Dining Room

25'9 max x 11'6 max (7.85m max x 3.51m max)  
(25'9 max into bay x 11'6 max reducing to 9'6)

Fire place with fitted living flame gas fire (not tested), two radiators, fitted shelving and cupboards, radiator with cover, bay window to front and window to rear, two connecting doors to hall and door to kitchen.

### Kitchen

11' max x 10' max (3.35m max x 3.05m max)  
(Maximum measurements provided include depth of fitted units).

Comprises, single drainer sink unit, work surface, tiled splash back, range of base and wall mounted cupboards, space and plumbing for washing machine, wall mounted cupboard housing Remeha gas fired boiler, under counter Bosch oven, Bosch four burner gas hob with extractor fan over, door to conservatory.

### Conservatory

6'5 x 6'2 (1.96m x 1.88m)  
Tiled floor, patio door opening to rear courtyard, door to ground floor wc.

### Ground floor wc

Low level wc, cupboard over, Dimplex wall mounted fan heater.

Stairs rising from hall to:

### First Floor Landing

Airing cupboard housing cylinder and shelving.

### Bedroom 1

12'9 x 13'2 (3.89m x 4.01m)  
(12'9 to cupboard front x 13'2 into bay)

Three radiators with covers, wash hand basin set into cabinet, range of wall mounted cupboards, bay window with outlook to front.

### Bedroom 2

11'10 x 9'6 (3.61m x 2.90m)  
(9'6 including depth of chimney breast).

Fitted work surface with cupboard below, built in cupboard with shelving, wall mounted cupboard, outlook to rear.

### Shower Room

Shower cubicle, fitted work surface with two inset wash hand basins and base unit below, radiator, mostly tiled walls, window to rear.

### Separate WC

Low level wc, part tiled walls, window to side.

Stairs rising to:

### Second Floor Landing

#### Bedroom 3

14' x 11'3 (4.27m x 3.43m)  
(Maximum measurements include depth of sloping ceilings and chimney breast)

Two radiators, two fitted cabinets, outlook to front.

#### Bedroom 4

11'6 x 12'2 (3.51m x 3.71m)  
(Maximum measurements include depth of sloping ceilings and chimney breast)

Radiator, fitted cabinet outlook to rear.

### Courtyard Garden

Small courtyard garden to rear.

### NB

We have been informed that there are solar panels at the property and we are currently waiting for confirmation if these are privately owned or leased.

### COUNCIL TAX BAND:

Council Tax Band - 'B' 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)

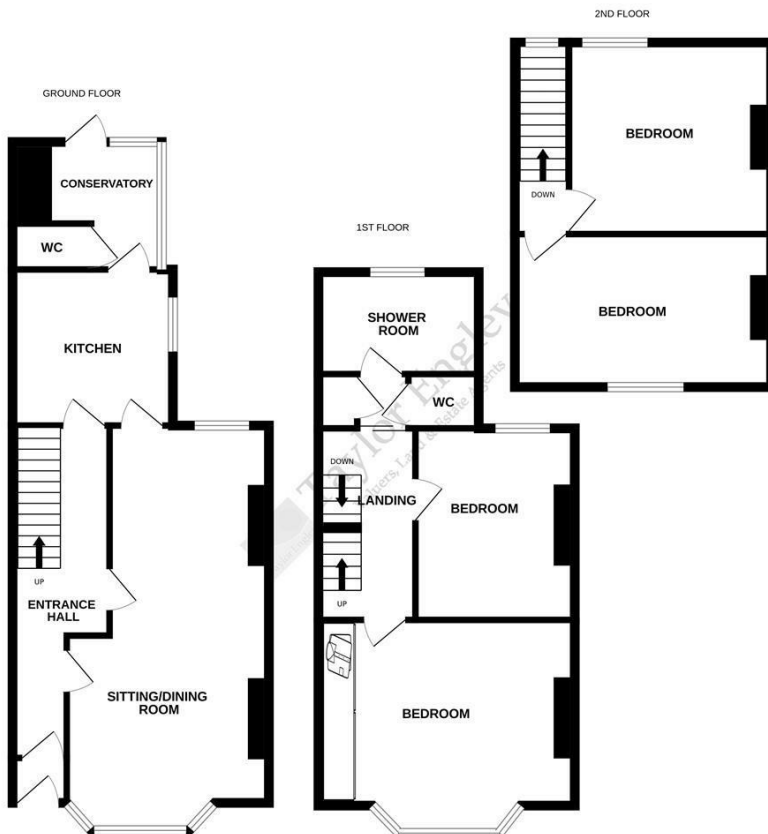
### FOR CLARIFICATION:

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 ENGLEBY.





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			80
(55-68) D	60		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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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