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Taylor Engley



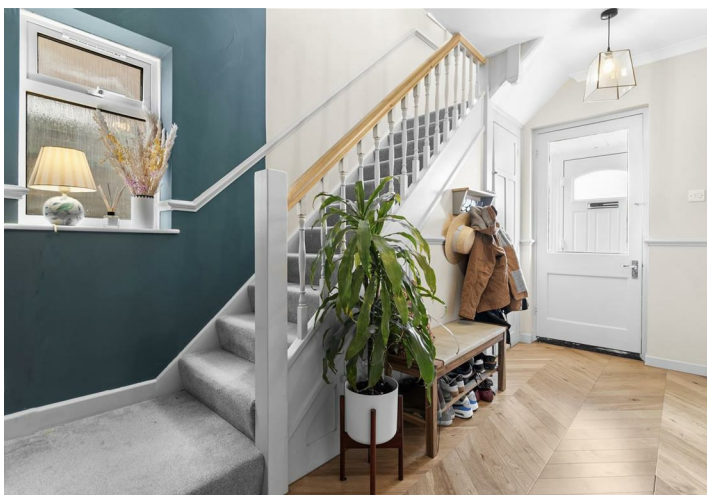
56 Harding Avenue, Roselands, Eastbourne, BN22 8PL
Price Guide £465,000 Freehold

Taylor Engley are pleased to bring to the market this **IMPRESSIVE FOUR BEDROOM SEMI DETACHED HOUSE**, that has been tastefully extended and modernised to a high standard. The property features a spacious open plan modern fitted kitchen/dining/family room with bi-folding doors opening in to the garden, four good size bedrooms, modern fitted bathrooms, a spacious driveway with electric charging point and a large garden to rear. **EARLY VIEWINGS ARE RECOMMENDED TO AVOID DISAPPOINTMENT. EPC = C**



Local shopping facilities can be found in the nearby Seaside and bus services serve the local area. Eastbourne's town centre which offers a comprehensive range of shopping facilities and a mainline railway station is approximately one and a quarter miles distant. Popular infant and junior schools are also located nearby

*** ENTRANCE PORCH * HALLWAY * CLOAKROOM/WC * SITTING ROOM * KITCHEN/DINING ROOM
OPEN PLAN TO STUDY * FOUR BEDROOMS - ONE WITH EN-SUITE WC * FAMILY BATHROOM *
SPACIOUS DRIVEWAY * LARGE GARDEN ***



FRONT DOOR TO:

ENTRANCE PORCH

Door to:

ENTRANCE HALL

Understairs storage cupboards, radiator, double glazed window to side.

CLOAKROOM/WC

White suite comprising low level WC, washbasin, heated towel rail, double glazed window to side.

SITTING ROOM

14'3" x 11'7" max (4.34m x 3.53m max)

Radiator, double glazed bay window with outlook to front, built-in cupboard and shelving.

EXTENDED KITCHEN/DINING ROOM

20'10" x 18'5" narrowing to 9'1" (6.35m x 5.61m narrowing to 2.77m)

Fitted with a range of cupboards and drawers, space and plumbing for washing machine and tumble dryer, space for American style fridge freezer, built-in Hisense oven and microwave, integral dishwasher, built-in Hisense induction hob with extractor hood over, worksurfaces, butler style sink, double glazed window to rear overlooking the garden, two roof lanterns, bi-folding doors to garden. The family room opens into:

STUDY

11'10" x 10'1" (3.61m x 3.07m)

Radiator.

From the entrance hall, stairs rise to the first floor landing with double glazed windows to side and front, radiator, built-in cupboards, one housing the Worcester Bosch boiler.

BEDROM ONE

14'3" x 11'7" max (4.34m x 3.53m max)

Double glazed bay window with outlook to front, radiator.

BEDROOM TWO

11'11" x 10'1" (3.63m x 3.07m)

Radiator, double glazed window with outlook to rear.

BEDROOM THREE

9'2" x 7'7" plus door recess (2.79m x 2.31m plus door recess)

Radiator, double glazed window with outlook to rear.

BATHROOM

10'7" x 5'6" (3.23m x 1.68m)

Modern suite comprising bath with mixer tap and shower attachment, washbasin with drawers below, low level WC, two double glazed windows to side, heated towel rail.

From the first floor landing, stairs rise to the second floor landing with double glazed window to side.

BEDROOM FOUR

18'8" x 14' max (5.69m x 4.27m max)

Double glazed window with outlook to rear, two radiators, eaves storage, built-in wardrobe cupboard.

EN-SUITE WC

White suite comprising WC, washbasin, eaves storage, radiator.

PARKING

Spacious driveway to front, electric charging point, gate to rear garden.

GARDEN

Large garden to rear, mainly laid to lawn, decked area, timber shed, gate to side access.

BROADBAND AND MOBILE PHONE CHECKER:

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

www.checker.ofcom.org.uk

COUNCIL TAX BAND:

Council Tax Band D.

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.

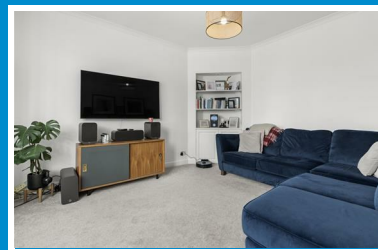








GROSS INTERNAL AREA
TOTAL: 141 m²/1,514 sq ft
FLOOR 1: 68 m²/728 sq ft, FLOOR 2: 49 m²/524 sq ft, FLOOR 3: 24 m²/262 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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		
	70	75
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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