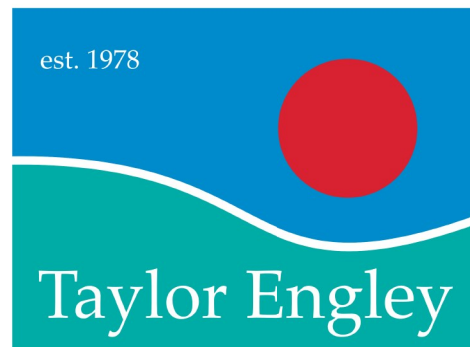


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www.taylor-engley.co.uk



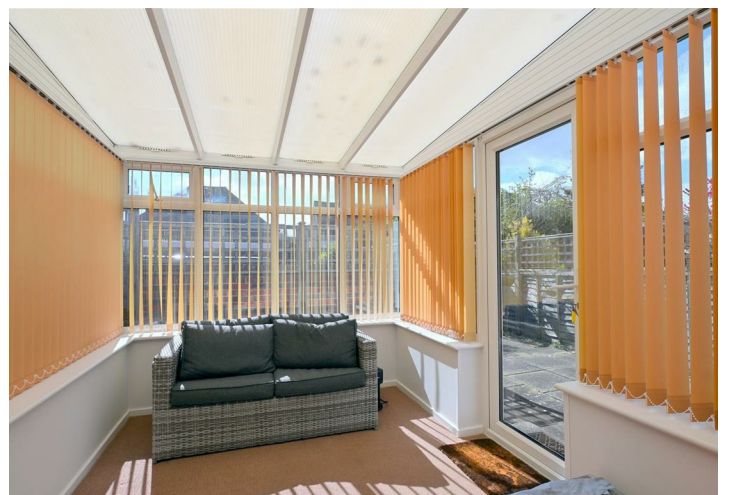
1 Ashampstead Place Upperton Road, Eastbourne, East Sussex, BN21 1LZ
Asking Price £450,000 Freehold

An opportunity arises to acquire this **WELL PRESENTED THREE BEDROOMED END OF TERRACED HOME**, situated in this convenient Upperton location. The property forms part of the favoured Ashampstead Place development being just a short walk from town centre amenities. The property benefits from gas fired central heating and double glazing and has features that include a spacious sitting/dining room, principle bedroom with en-suite, rear garden enjoying a south to south westerly aspect a garage and allocated car parking space. Internal viewing is highly recommended. EPC=C.



The property occupies a most convenient location in the Upperton area, being ideally placed for those requiring to be within walking distance of Eastbourne's town centre and mainline railway station. Gildredge Park is within close proximity and a Waitrose store can be found in the nearby Old Town area. Bus services pass immediately by the property and numerous scenic walks can be enjoyed on the South Downs National Park which is situated to the west side of the town.

*** FAVOURED UPPERTON AREA LOCATION * WALKING DISTANCE OF TOWN CENTRE * WELL PRESENTED ACCOMMODATION * SPACIOUS SITTING/DINING ROOM * CONSERVATORY * THREE BEDROOMS * EN-SUITE SHOWER ROOM * FAMILY BATHROOM * REAR GARDEN WITH SOUTH TO WESTERLY ASPECT * GARAGE * ALLOCATED CAR PARKING SPACE * INTERNAL VIEWING HIGHLY RECOMMENDED ***



The accommodation

Comprises:

Front door opening to:

Entrance Hall

Radiator, two under stairs storage cupboards - one housing gas meter and light and the other housing electric meter, fuse board and light.

Cloakroom

Low level wc, wall mounted wash hand basin, radiator, part tiled walls, tiled floor, window to side.

Sitting Room

16' x 12'6 (4.88m x 3.81m)

Fireplace with fitted electric fire, radiator, bow window to front, wide opening to:

Dining Room

11'9 x 10'5 (3.58m x 3.18m)

Serving hatch from kitchen, door to rear garden.

Kitchen

13'4 x 8'8 (4.06m x 2.64m)

Range of base and wall mounted cupboards, work tops with tiled splash back and inset single drainer one and a half bowl sink unit, under counter electric oven, four burner gas hob with extractor fan over, space and plumbing for slimline dishwasher, space and plumbing for washing machine, space for fridge/freezer, wall mounted cupboard housing Glow Worm gas fired boiler, serving hatch to dining room and door to:

Conservatory

10'5 x 7'4 (3.18m x 2.24m)

Wall light and power, door to rear garden.

Stairs from entrance hall rising to:

First Floor Landing

Feature arched window to side, airing cupboard housing cylinder, loft hatch to roof space with fitted loft ladder.

Bedroom 1

13'1 max x 11'9 max (3.99m max x 3.58m max)

Radiator, free standing wardrobe cupboard, outlook to rear.

En-Suite Shower Room

Spacious en-suite, corner shower cubicle with rainfall shower and hand held shower fittings, wash hand basin

set into cabinet and drawer unit, low level wc with concealed cistern, medicine cabinet, tiled walls, tiled floor.

Bedroom 2

13'10 max x 9'11 max (4.22m max x 3.02m max)

(maximum measurements include depth of fitted furniture)

Range of fitted wardrobe cupboards and wall mounted cupboards, radiator, outlook to front.

Bedroom 3

10'5 x 6'2 (3.18m x 1.88m)

(6'2 plus cupboard recess)

Built-in cupboard, radiator, outlook to front.

Family Bathroom

Bath with mixer tap and shower attachment, shower curtain, pedestal wash hand basin, low level wc, heated towel rail, shaver point, medicine, tiled walls, tiled floor, window to side.

Rear Garden

Enjoying a south to south westerly aspect, being mainly paved and having gate to rear.

Garage

16'11 x 8' (5.16m x 2.44m)

(maximum measurements include depth of internal pillars, structures and fittings)

Up and over door to front.

Allocated Car Parking Space

Number 1, adjacent to the property.

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:

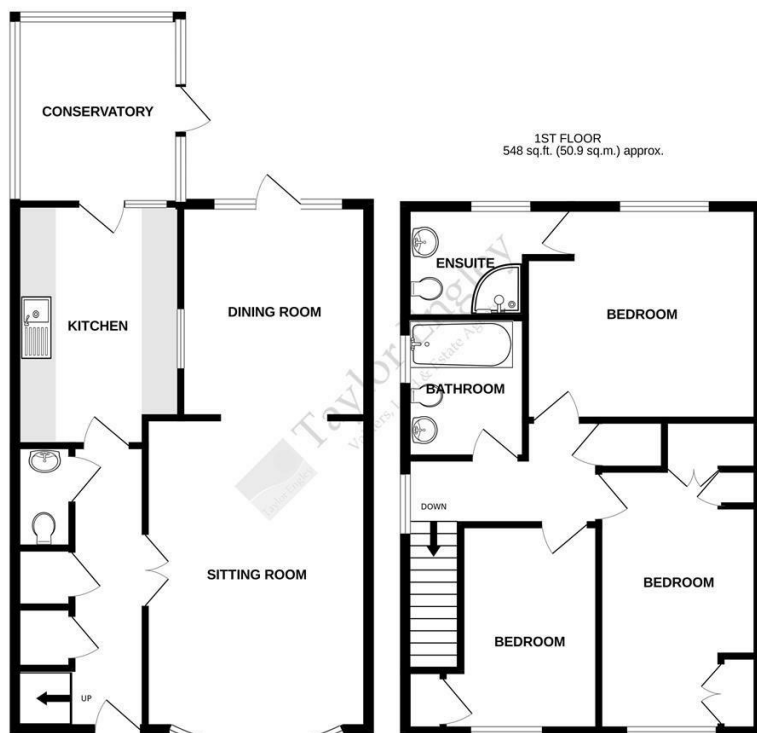
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

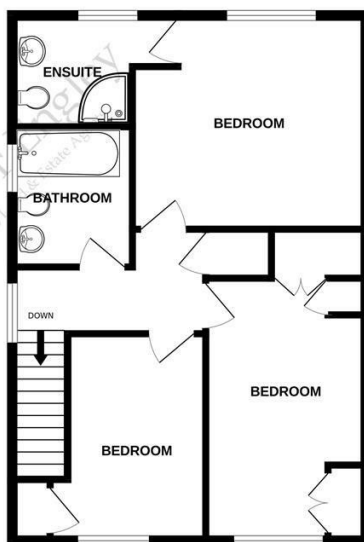
All appointments are to be made through TAYLOR ENGLEBY.



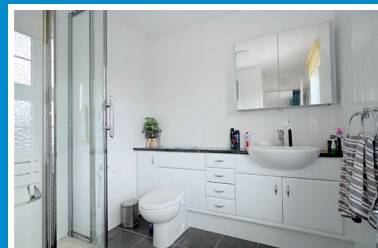
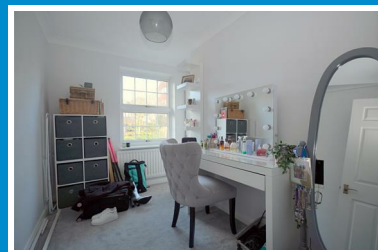
GROUND FLOOR
652 sq.ft. (60.6 sq.m.) approx.



1ST FLOOR
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA: 1200 sq.ft. (111.5 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) 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		
	77	87
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.

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.