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**Taylor Engley**



**6 Torfield Road, Upperton, Eastbourne, BN21 2HN**

**Price Guide £595,000 Freehold**

**\* CHAIN FREE \* Taylor Engley are delighted to offer to the market this FOUR BEDROOM DETACHED HOUSE, located in the favoured Upperton area of Eastbourne. The property enjoys two reception rooms, conservatory, spacious garage, master bedroom with balcony overlooking the garden, plenty of off road parking and a secluded garden to rear. \* FIRST TIME TO THE MARKET SINCE NEW \* GAS FIRED CENTRAL HEATING \* PART SEALED UNIT DOUBLE GLAZING \* EPC = D**



**The property is located in the favoured Upperton area of Eastbourne, making it conveniently situated for Eastbourne's town centre amenities and mainline railway station. The theatres and seafront are approximately one miles distant.**

**\* ENTRANCE PORCH \* HALLWAY \* CLOAKROOM/WC \* 'L' SHAPED LOUNGE \* UPVC CONSERVATORY \* DINING ROOM \* KITCHEN \* LEAN-TO \* FOUR BEDROOMS \* FAMILY BATHROOM \* GARAGE \* DRIVEWAY \* GARDEN \***



Front door opening to:

### Entrance Porch

Double glazed windows to sides, door opening to:

### Entrance Hall

Radiator, understairs storage cupboard, spacious walk-in boiler cupboard housing Vaillant gas fired boiler.

### Cloakroom/wc

White suite comprising low level wc, washbasin, radiator, secondary glazed window to side.

### 'L' Shaped Lounge

21'10 x 19'6 narrowing to 11'6 (6.65m x 5.94m narrowing to 3.51m)

Double aspect room with secondary glazed window to front and double glazed window to rear, sliding door to conservatory, two radiators, stone fireplace.

### Upvc Double Glazed Conservatory

14'6 x 7'5 (4.42m x 2.26m)

Sliding door opening to garden.

### Dining Room

10' x 9'5 (3.05m x 2.87m)

Built-in shelved storage cupboard, radiator, double glazed window to side, secondary glazed window to rear, door opening to garden. Archway to:

### Kitchen

8'10 x 7'6 (2.69m x 2.29m)

Fitted with a range of matching cupboards and drawers, built-in Belling eye level double oven, electric hob with extractor hood over, work surfaces with inset sink unit, space and plumbing for dishwasher, space for fridge, windows to side and front, built-in shelved storage cupboard, door opening to Lean-to.

### Lean-to

13' x 3'11 (3.96m x 1.19m)

Space and plumbing for washing machine, upvc doors to front and rear.

From the entrance hall, stairs rise to the first floor landing with large secondary glazed window to front, radiator, hatch to loft, airing cupboard housing hot water cylinder.

### Bedroom 1

20'2 x 9'10 max (6.15m x 3.00m max)

Triple aspect room with secondary glazed windows to front, double glazed windows to side and doors opening to balcony overlooking the rear garden, two radiators, range of built-in wardrobe cupboards.

### Bedroom 2

11'3 x 9' (3.43m x 2.74m)

Secondary glazed windows to front, radiator, built-in wardrobe cupboard.

### Bedroom 3

11'9 x 7'11 (3.58m x 2.41m)

Double glazed window overlooking the rear garden, radiator, built-in wardrobe cupboards.

### Bedroom 4

11'11 x 7'11 max (3.63m x 2.41m max)

Double glazed window overlooking the rear garden, radiator, built-in wardrobe cupboard.

### Bathroom

White suite comprising bath with Mira shower unit over, low level wc, washbasin, secondary glazed window to front, radiator.

### Garage

16'8 x 9'10 (5.08m x 3.00m)

Window to rear, power and light, up and over door to front.

### To Front

Gated entrance with large driveway, gates to rear garden, well stocked flower beds.

### Rear Garden

Lawned area, patio, vegetable garden area with greenhouse, timber shed, stocked with a variety of mature shrubs and Beach hedging.

### 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.

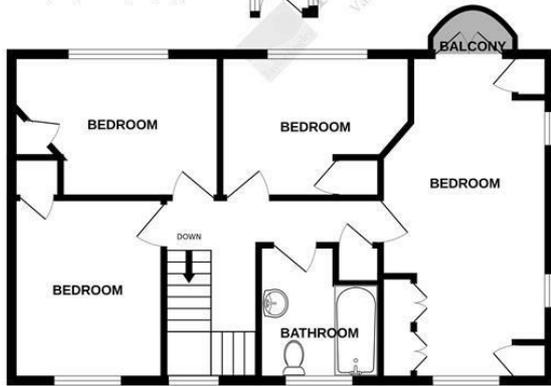
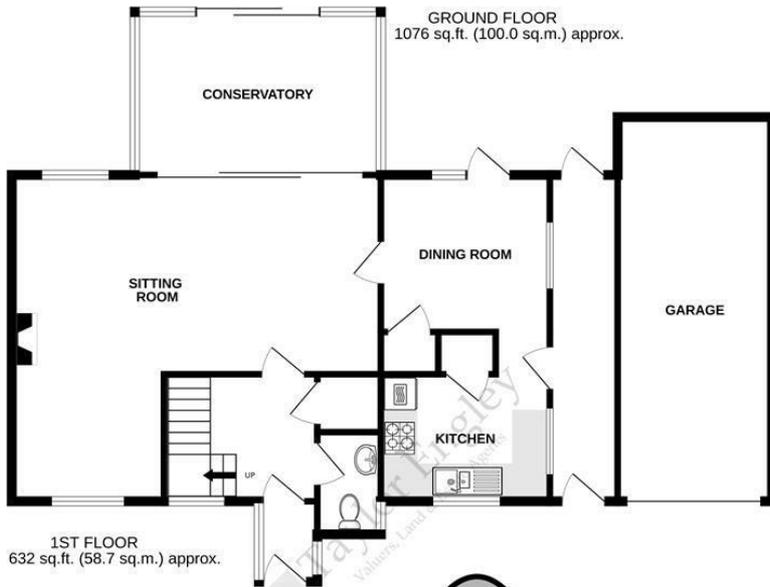
### VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.









**TOTAL FLOOR AREA : 1708 sq.ft. (158.7 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			
		55	70
<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) <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			
<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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