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Taylor Engley



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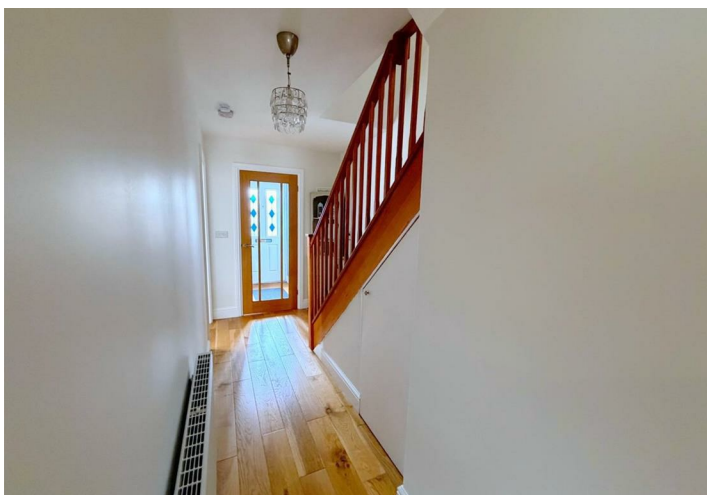
Guide Price £335,000 Freehold

An excellent opportunity has arisen to purchase THIS WELL PRESENTED THREE BEDROOMED END OF TERRACED HOME, in this favoured Bridgemere location. The property was recently constructed (2010) to a high specification with luxury kitchen/dining room, en-suite to master bedroom, ground floor cloakroom/wc and is considered to be presented in good decorative order throughout. Additionally the property offers spacious living room, low maintenance gardens to rear, driveway parking to front for several vehicles and is available with vacant possession offered.



The property occupies a level location in the popular Bridgemere area of Eastbourne. Bus services pass directly by the property and Eastbourne's recently re-developed town centre and mainline railway station are approximately one and a half mile distant. Eastbourne has an elegant promenade where coastal walks can be enjoyed and the South Downs National Park is situated to the west side of the town.

ENTRANCE PORCH * HALLWAY * CLOAKROOM/WC * SITTING ROOM * SPACIOUS KITCHEN/DINING ROOM * LANDING * MASTER BEDROOM WITH EN-SUITE SHOWER ROOM/WC * TWO FURTHER BEDROOMS * FAMILY BATHROOM/WC * DRIVEWAY PARKING FOR SEVERAL VEHICLES * LOW MAINTENANCE GARDENS TO REAR * VACANT POSSESSION OFFERED *



The accommodation

Comprises:

ENTRANCE PORCH

Double glazed front door to entrance porch, storage cupboards to side with concertina doors, radiator.

HALLWAY

With oak panel flooring, understairs storage cupboard, radiator, wall mounted thermostat for the gas fired central heating.

CLOAKROOM/WC

With a white suite comprising low level wc with dual flush, corner hand wash basin with mixer taps, half tiled walls in complimentary tiling, upvc obscure window to side.

SITTING ROOM

16'8 x 13'3 (5.08m x 4.04m)

With upvc windows to front, feature fireplace surround with marble mantle, LED downlighters, radiator, with oak panel flooring casement doors to:

KITCHEN/DINING ROOM

19'7 x 12'7 (5.97m x 3.84m)

With a comprehensive range of matching eye and base level units with complimentary granite quartz worktop surfaces over with inset one a a half bowl single drainer stainless steel sink unit with chrome mixer taps with oak panel flooring. Five burner gas hob with extractor above with adjacent eye level stainless steel oven and microwave. Plumbing and space for washing machine, fridge freezer, dining area, upvc French doors windows to rear and windows to side and rear, additional side access door providing access to rear garden.

Stairs from hallway rising to:

FIRST FLOOR LANDING

Window to side, mains smoke alarm, LED spotlights.

MASTER BEDROOM

13'3 x 11'10 maximum (4.04m x 3.61m maximum)

Upvc windows to front, with downland views, built-in double wardrobes, radiator, door to:

EN SUITE SHOWER ROOM/WC

6'0 x 4'9 (1.83m x 1.45m)

With a white suite comprising corner shower cubicle with thermostatic shower unit over, dual flush low level wc, corner mounted hand wash basin with chrome mixer taps

vanity hand wash basin fully tiled walls in complimentary tiling.

BEDROOM TWO

9'9 x 9'0 (2.97m x 2.74m)

With upvc windows to rear, built-in single wardrobes with bridging unit over, radiator, television aerial point, additional storage into accessible void.

BEDROOM THREE

9'6 x 8'1 (2.90m x 2.46m)

With upvc windows to rear, built in single wardrobe and additional storage into accessible void.

GUEST BATHROOM/WC

7'8 x 6'0 (2.34m x 1.83m)

Modern white suite comprising panelled bath with mixer taps and thermostatic shower unit over, heated towel rail, dual flush wc, vanity hand wash basin with obscure upvc windows to front.

DRIVEWAY PARKING

Block paved parking for several vehicles to front with access gated to side for access to rear garden.

LOW MAINTENANCE GARDENS TO REAR

Low maintenance gardens to rear with artificial turf areas to side and rear approximately 25' in depth enclosed by close boarded fencing with pergola area, outside water tap, timber shed, gas and electric wall mounted meters

COUNCIL TAX BAND:

Council Tax Band - 'C' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:

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

www.checker.ofcom.org.uk

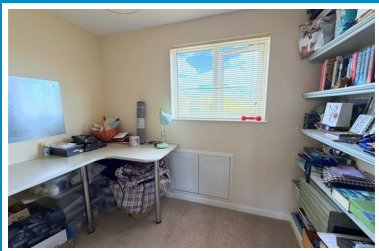
FOR CLARIFICATION:

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 ENGLELY.





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		
	74	85
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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