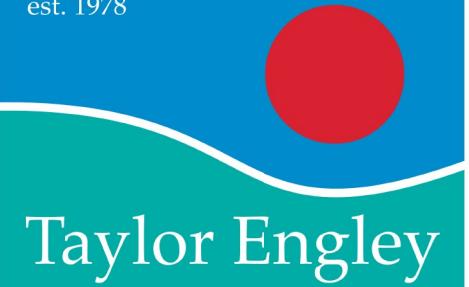


Valuers, Land & Estate Agents  
6 Cornfield Road  
Eastbourne  
East Sussex BN21 4PJ

Tel: (01323) 722222  
Fax: (01323) 722226

[eastbourne@taylor-engley.co.uk](mailto:eastbourne@taylor-engley.co.uk)  
[www.taylor-engley.co.uk](http://www.taylor-engley.co.uk)

est. 1978



**23 Western Road, Eastbourne, East Sussex, BN22 8HP**  
**Asking Price £260,000 Freehold**

An excellent opportunity arises to acquire this THREE BEDROOMED BAY FRONDED HOME, occupying a convenient central location being approximately three quarters of a mile distance from Eastbourne's town centre. The property benefits from gas fired central heating and double glazing and has features that include, two reception rooms, spacious fitted kitchen, ground floor wc and a first floor shower room/wc. Outside there is a courtyard style garden to rear. Internal viewing is recommended.



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.

**\* THREE BEDROOMS \* SITTING ROOM \* DINING ROOM \* KITCHEN \* GROUND FLOOR W/C \***  
**SHOWER ROOM \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING \* COURTYARD GARDEN \***  
**CONVENIENT CENTRAL LOCATION \***



## **The accommodation**

Comprises:

Front door opening to:

### **Entrance Hall**

Radiator.

### **Sitting Room**

14'11 max x 10'9 max (4.55m max x 3.28m max)  
(14'11 max into bay x 10'9 max including depth of chimney breast)  
Fireplace with fitted electric fire, radiator, bay window with outlook to front.

### **Dining Room**

11'10 x 11'5 (3.61m x 3.48m)  
Open plan to entrance hall, radiator, central heating thermostat, under stairs cupboard housing consumer unit and electric meter, outlook to rear.

### **Kitchen**

12'7 max x 8' mx (3.84m max x 2.44m mx)  
(Maximum measurements include depth of fitted units)  
Range of base and wall mounted cupboards, work surface with tiled splash back, single drainer stainless steel sink unit, space for slot-in cooker, space and plumbing for washing machine, under stairs recess housing gas meter, two windows to side and door to rear courtyard, door to:

### **Ground Floor WC**

Low level wc, wash hand basin, wall mounted Glow Worm gas fired boiler.

Stairs rising from entrance hall to:

### **First Floor Landing**

Two loft hatches to roof space.

### **Bedroom 1**

14'2 max x 11'9 max (4.32m max x 3.58m max)  
(14'2 max including depth of chimney breast)  
Radiator, two windows to front.

### **Bedroom 2**

11'10 x 8'7 max (3.61m x 2.62m max)  
(8'7 max including depth of chimney breast)  
Radiator, outlook to rear.

### **Bedroom 3**

8'1 max x 6'3 max (2.46m max x 1.91m max)  
Radiator, outlook to rear.

### **Shower Room**

Shower cubicle, wash hand basin set into cabinet, low level w/c, chrome effect heated towel rail, tiled walls.

### **Courtyard Garden**

Being mainly paved, outside tap.

### **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)

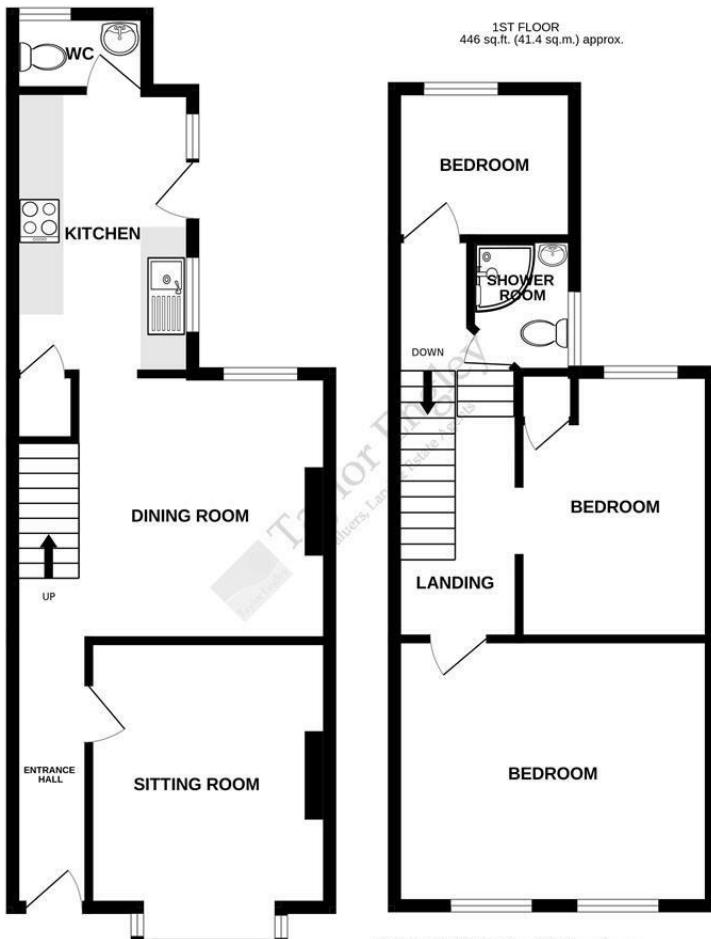
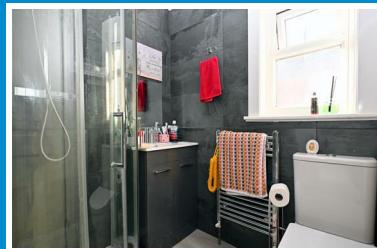
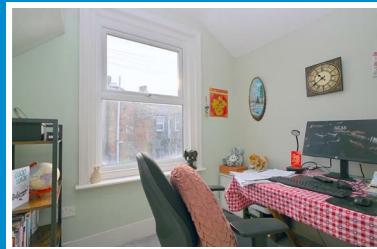
### **FOR CLARIFICATION:**

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 ENGLEY.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		58
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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		
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.

Also at: 11 High Street, Hailsham, East Sussex BN27 1AL (01323) 440000 Fax: (01323) 440750