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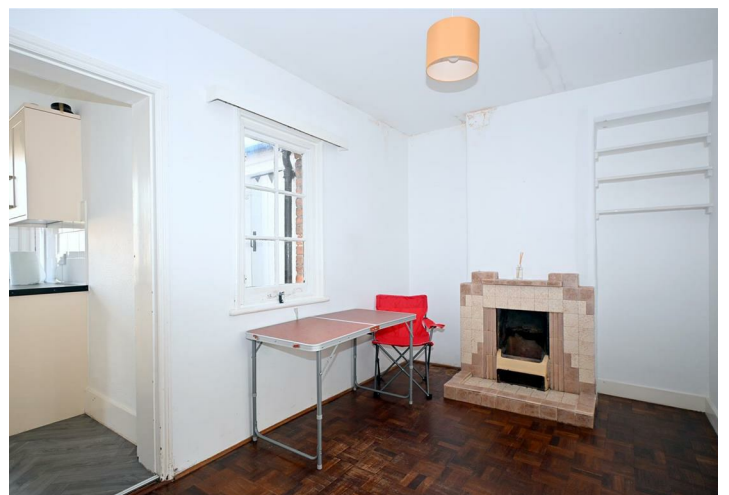
Asking Price £255,000 Freehold

Taylor Engley are delighted to offer to the market this charming TWO BEDROOMED END OF TERRACE COTTAGE, located in the heart of the favoured Old Town area. This character home occupies a corner plot and benefits from gas fired central heating. Features include two separate reception rooms, two first floor bedrooms, shower room and separate wc. The property is offered to the market chain free.



The property is conveniently located in the heart of the Old Town district, being within walking distance of local shops and restaurants, the Lamb Inn, Waitrose, St Mary's Church and the picturesque Gildredge Park. Bus services pass directly by the property and Eastbourne's town centre, which offers comprehensive range of shopping facilities and a mainline railway station, is within one mile of the property.

*** LOCATED IN THE HEART OF THE FAVOURED OLD TOWN DISTRICT * CHARMING CHARACTER COTTAGE * TWO RECEPTION ROOMS * KITCHEN * SHOWER ROOM * SEPARATE WC * CORNER PLOT GARDENS * GAS FIRED CENTRAL HEATING * CHAIN FREE * CONVENIENT LOCATION WITHIN WALKING DISTANCE FOR LOCAL AMENITIES ***



The accommodation

Comprises:

Front door opening to:

Entrance Lobby

Small entrance lobby with door opening to:

Sitting Room

17'11 max x 10'10 max (5.46m max x 3.30m max)
(17'11 max includes the depth of chimney breast)
Brick fireplace surround, wood block flooring, radiator, outlook to front and small window to side, door to:

Dining Room

11'11 max x 8' (3.63m max x 2.44m)
(11'11 max including depth of chimney breast)
Tiled fire place surround, wood block flooring, radiator, central heating thermostat, walk-in under stairs storage cupboard with light, shelving and small window, further walk-in cupboard housing Alpha wall mounted gas fired boiler, door to stairs and door to:

Kitchen

9' max x 8'10 max (2.74m max x 2.69m max)
(Maximum measurements include depth of fitted units)
Comprises, worksurface with tiled splash back, range of base units, wall mounted cupboard, space and plumbing for washing machine, space for undercounter fridge, undercounter electric oven, four ring electric hob with extractor fan over, windows to rear and door opening to rear garden.

Stairs rising from dining room to:

First Floor Landing

Window to side and loft hatch to roof space.

Bedroom 1

14'9 max x 10'4 (4.50m max x 3.15m)
(14'9 max x 10'4 to chimney breast)
Tiled fireplace, radiator, double built in wardrobe cupboard, outlook to front.

Bedroom 2

10'11 x 6'3 (3.33m x 1.91m)
Radiator, window to side.

Inner Landing

Window to rear.

Shower Room

Spacious shower cubical, pedestal wash hand basin, chrome effect heated towel rail, window to rear.

Separate WC

Low level WC, radiator.

Front Garden

Small area of garden to the front,

Rear Garden

Being mainly paved with borders, knapped flint walls to one side and the rear, outside wc, gate to side.
(We are informed by our client that there is a right of access for the neighbouring properties across the rear garden, this information is to be verified by a solicitor during the course of a conveyance).

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

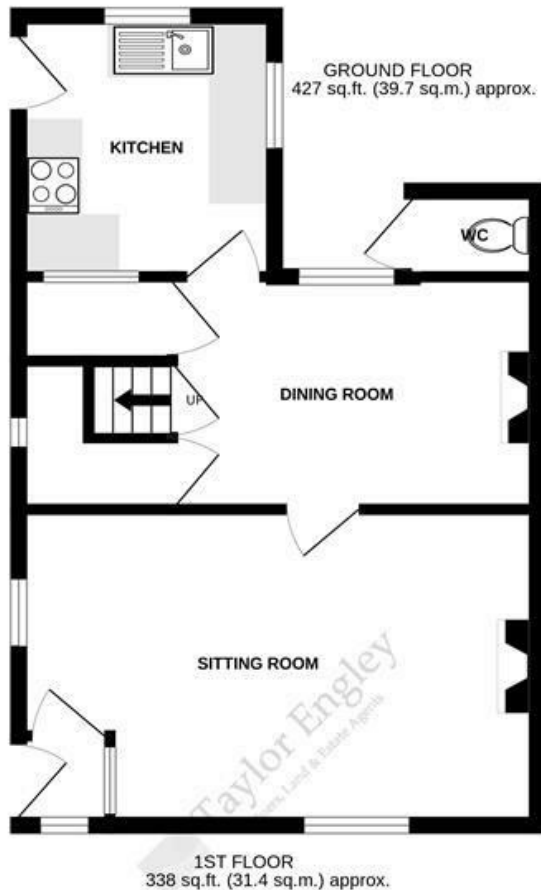
FOR CLARIFICATION:

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.

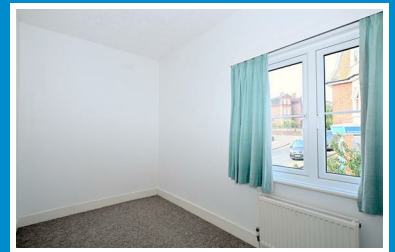
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLE.





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		
	52	72
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.