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Taylor Engley



Billinge, 13B Rowsley Road, Eastbourne, East Sussex, BN20 7XS

Asking Price £625,000 Freehold

A well-presented three bedroomed semi-detached home, ideally situated within the highly desirable Meads area of Eastbourne.

The property offers generously proportioned accommodation, including a spacious sitting room and separate dining room, together with a well-appointed kitchen. A balcony provides an attractive outdoor space and enjoys a distant coastal view. The accommodation further benefits from a principal bedroom with en-suite shower room, family bathroom and separate cloakroom. A particular feature of the property is the large under-property garage, providing excellent storage and parking facilities, complemented by additional driveway parking to the front. Further benefits include gas-fired central heating and double glazing. Ideally positioned for the amenities of Meads Village, the seafront and surrounding coastal walks, this appealing home offers a highly convenient and desirable lifestyle.



Rowsley Road is ideally situated within the highly regarded Meads area of Eastbourne, offering an excellent combination of convenience and coastal lifestyle. The property is within easy reach of the attractive Meads Village, where a range of independent shops, cafés, restaurants and everyday amenities can be found. The nearby seafront and promenade provide wonderful opportunities for coastal walks, whilst the beautiful open spaces of the South Downs and surrounding countryside are also readily accessible. Eastbourne town centre is approximately 1.5 miles distant, offering a comprehensive range of shopping, leisure and recreational facilities, together with mainline railway services providing connections towards London and other destinations. The area is particularly popular for its attractive residential surroundings, proximity to the coast and excellent choice of amenities, making Rowsley Road an appealing location for those seeking a desirable Eastbourne lifestyle with both tranquillity and convenience close at hand.

*** DESIRABLE MEADS AREA * WELL PRESENTED ACCOMMODATION * TWO SPACIOUS RECEPTION ROOMS * BALCONY * FITTED KITCHEN * EN-SUITE SHOWER ROOM, FAMILY BATHROOM AND CLOAKROOM * LARGE UNDER-PROPERTY GARAGE PLUS DRIVEWAY PARKING * GARDEN TO REAR * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * INTERNAL VIEWING HIGHLY RECOMMENDED ***



The accommodation

Comprises:

Door opening to:

Entrance Lobby

Having door to rear garden and front door to:

Entrance Hall

Engineered oak flooring, radiator.

Cloakroom

Low level wc, pedestal wash hand basin, tiled floor, radiator.

Sitting Room

21'6 max x 15'8 max (6.55m max x 4.78m max)
(15'8 max reducing to 8')

Fireplace with granite hearth and fitted electric fire, two radiators, outlook to front, connecting doors to dining room and door to:

Balcony

Enjoying an outlook to the front with distant views towards the coast.

Dining Room

12'10 x 11'6 (3.91m x 3.51m)

(12'10 extending to 16'2 into door recess)

Radiator, under stairs cupboard, doors opening to rear garden, connecting door to kitchen.

Fitted Kitchen

12'9 max x 9'3 max (3.89m max x 2.82m max)

(maximum measurements include depth of fitted units)

Range of base and wall mounted cupboards, worksurface with tiled splash back and inset one and a half bowl sink unit, slot-in cooker, washing machine, slimline dishwasher, fridge/freezer, wall mounted cupboard housing Baxi gas fired boiler, tiled floor, radiator, window to side and rear and connecting door to entrance hall.

Stairs rising from entrance hall to:

First Floor Landing

Airing cupboard housing cylinder and shelving, built-in shelved cupboard, radiator, loft hatch to roof space.

Bedroom 1

14'8 x 10'5 (4.47m x 3.18m)

(10'5 plus door recess)

Two built-in wardrobe cupboards, radiator, outlook to front with distant views towards the coast.

En-Suite Shower Room

Shower cubicle, pedestal wash hand basin, low level wc, vertical radiator, tiled walls, tiled floor, window to front.

Bedroom 2

12'9 x 9'5 (3.89m x 2.87m)

(9'5 plus door recess)

Radiator, outlook to rear.

Bedroom 3

11'8 x 9'3 (3.56m x 2.82m)

Built-in wardrobe cupboard, radiator, outlook to rear.

Family Bathroom

Bath with mixer tap and shower over, shower screen, pedestal wash hand basin, low level w/c, radiator, tiled walls, tiled floor, window to side.

Garage

31'11 max x 21'3 max (9.73m max x 6.48m max)

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

Extremely spacious garage ideal for parking, games area or workshop, electrically operated door, light and power, fitted sink unit, gas and electric meters, consumer unit.

Driveway Parking

Block paved driveway parking providing ample off road parking.

Rear Garden

Block paved patio area, steps rising to a lawned garden area, some shrubs, outside tap, gate to rear.

COUNCIL TAX BAND:

Council Tax Band -'F' 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:

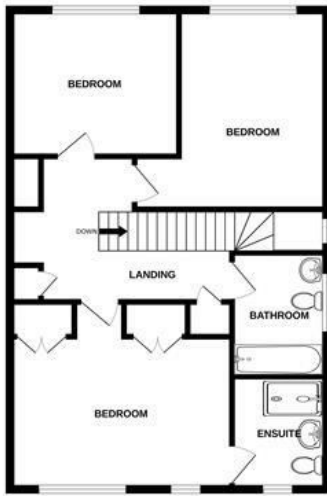
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

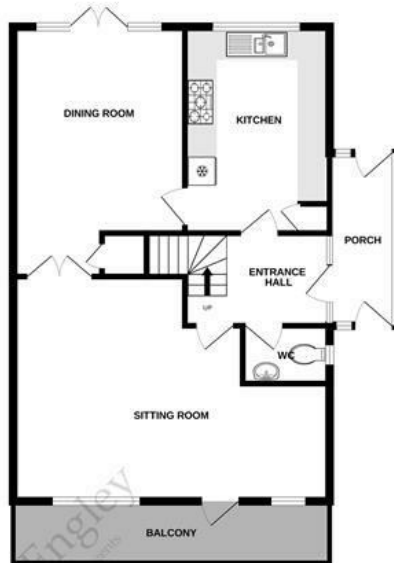
All appointments are to be made through TAYLOR ENGLEBY.



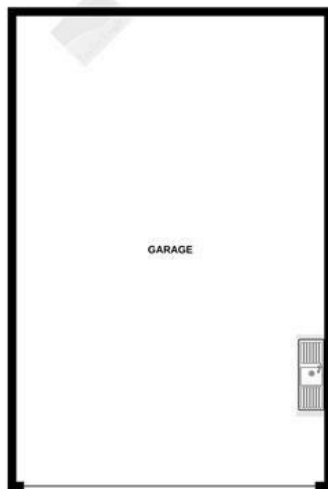
1ST FLOOR
695 sq.ft. (64.6 sq.m.) approx.



GROUND FLOOR
748 sq.ft. (69.5 sq.m.) approx.



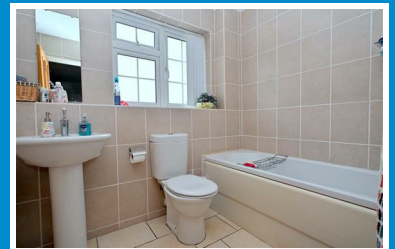
GARAGE
695 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 2138 sq.ft. (198.6 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		
	71	79

England & Wales

EU Directive
2002/91/EC

Environmental Impact (CO₂) 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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