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Taylor Engley









9A Eldon Road, Old Town, Eastbourne, East Sussex, BN21 1TB
Price £485,000 Freehold

**** CHAIN FREE ** Taylor Engley are delighted to offer to the market this SPACIOUS THREE BEDROOM, TWO BATHROOM, DETACHED BUNGALOW situated in the favoured Old Town area. The property is considered an ideal family home with potential to extend if required (subject to any relevant planning permission) and features a 25'3" living room, three double bedrooms, far reaching views across to the South Downs from the rear, large garage and a workshop. Gas fired central heating and double glazed windows. EPC = D**



The property is conveniently located within this desirable Old Town location, being within close proximity to shops and amenities in nearby Victoria Drive and Green Street. Regular bus services, along with downland walks and local schools for all age groups are all within close proximity. Eastbourne town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately one and a quarters miles distant.

*** ENTRANCE PORCH * HALLWAY * LIVING ROOM * KITCHEN/BREAKFAST ROOM * UTILITY ROOM * THREE DOUBLE BEDROOMS * TWO SHOWER ROOMS * GARDEN ROOM * GARDENS * WORKSHOP * GARAGE * DRIVEWAY ***





ENTRANCE PORCH
Front door opening to:

HALLWAY
Stained glass window to front, radiator, airing cupboard, hatch to loft space with fitted ladder.

LIVING ROOM
25'3 x 11'10 (7.70m x 3.61m)
Double aspect room with double glazed windows to front and rear, three radiators, serving hatch to kitchen, open fireplace.

KITCHEN/BREAKFAST ROOM
11'9 x 9'9 (3.58m x 2.97m)
Fitted with a range of matching eye and base level units and drawers, space for fridge, built-in ceramic hob, work surfaces with inset sink unit, double glazed window to rear.

UTILITY ROOM
8'3 x 5'9 (2.51m x 1.75m)
Door to garden, double glazed window to rear, space and plumbing for washing machine, tumble dryer and dishwasher, fridge freezer, built-in cupboards.

BEDROOM ONE
13' x 11' (3.96m x 3.35m)
Double glazed window to rear, radiator, built-in wardrobe cupboards.

BEDROOM TWO
11'10 x 10'10 (3.61m x 3.30m)
Built-in wardrobe cupboard, radiator, double glazed window to front.

BEDROOM THREE
12' x 8'7 (3.66m x 2.62m)
Built-in double wardrobe cupboard, radiator, double glazed window to front.

SHOWER ROOM
8'5 x 7'11 (2.57m x 2.41m)
Large shower cubicle, washbasin with cupboards below, low level wc, radiator, double glazed window to rear, electric wall heater.

SECOND SHOWER ROOM
6'4 x 5'6 max (1.93m x 1.68m max)
Low level wc, washbasin, shower cubicle, electric wall heater.

GARDEN ROOM
12'8 x 7'6 (3.86m x 2.29m)
Power and light, double glazed windows and patio doors.

GARDEN
Having a southerly aspect with views across to the South Downs, gate to side, well stocked flower beds, outside tap, outside lighting, outside power sockets, pond, steps down to lawned area, cherry trees, roses, shrubs, timber shed.

WORKSHOP
17 x 12'3 max (5.18m x 3.73m max)
Windows to side, power and light, further workshop room to side.

GARAGE
20'5 x 10'8 (6.22m x 3.25m)
Electric up and over door, light, door to garden, window to rear, water softener, wall mounted Worcester boiler.

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

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.



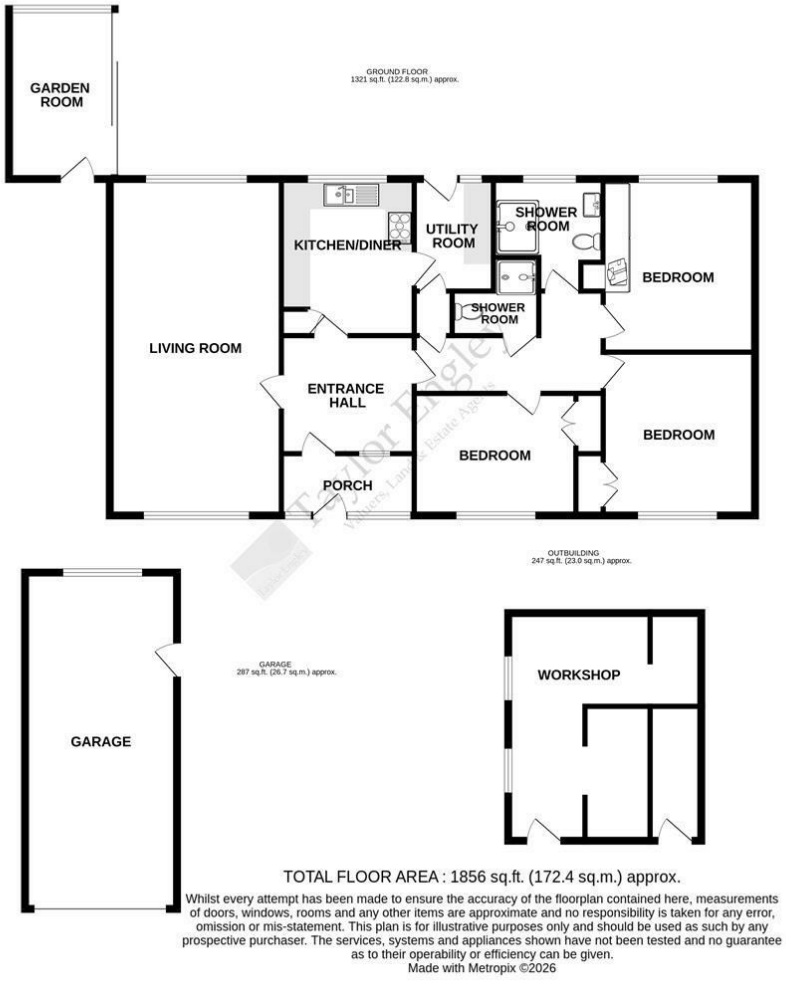






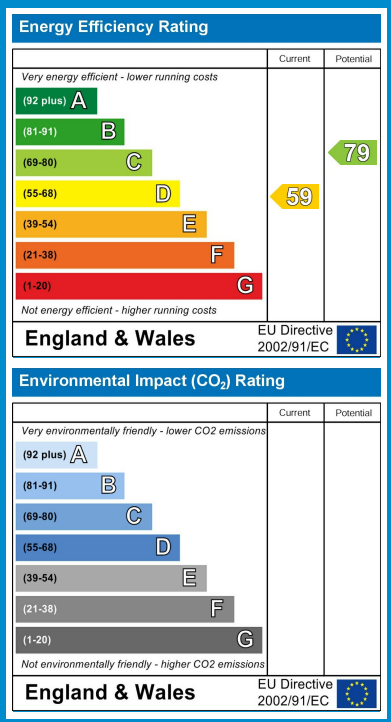






TOTAL FLOOR AREA : 1856 sq.ft. (172.4 sq.m.) approx.

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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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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