

**Valuers, Land & Estate Agents**

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**Taylor Engley**



**185 Priory Road, Eastbourne, BN23 7TB**

**Price Range £300,000 Freehold**

**\* PRICE RANGE £300,000 - £310,000 \* Taylor Engley are pleased to bring to the market this EXTREMELY WELL PRESENTED, THREE BEDROOM SEMI DETACHED HOUSE, situated in a quiet off road position. The property offers light and airy modern living accommodation, and benefits from a MODERN FITTED KITCHEN WITH INTEGRAL APPLIANCES, GARAGE, GAS FIRED CENTRAL HEATING, LUXURY VINYL TYLE FLOORING TO THE GROUND FLOOR and SEALED UNIT DOUBLE GLAZING. EPC = D**



**\* ENTRANCE HALL \* CLOAKROOM/WC \* LIVING ROOM \* KITCHEN \* THREE BEDROOMS \*  
BATHROOM \* GARDEN \* GARAGE \***

**Local shops can be found at the Langney Shopping Centre which is approximately one and a quarter miles distant. The Sovereign Harbour and Crumbles Retail Park is approximately two miles distant whilst Eastbourne's town centre is approximately three and a half miles distant. Local bus services pass along Priory Road.**



## FRONT DOOR TO:

### ENTRANCE HALL

Radiator.

### CLOAKROOM/WC

White suite comprising washbasin, WC, radiator, double glazed window to side.

### LOUNGE/DINER

22'10" x 15'10" narrowing to 9'11" (6.96m x 4.83m narrowing to 3.02m)

Double aspect room with double glazed window with outlook to front and French doors opening on to the rear garden, two radiators.

### KITCHEN

10'6" max x 8'10" (3.20m max x 2.69m)

Fitted with a range of grey fronted cupboards and drawers, worksurfaces, sink unit, integral dishwasher, washing machine and fridge freezer, built-in gas hob with extractor hood over, built-in oven and grill, understairs storage cupboard, double glazed window overlooking the garden.

From the entrance hall, stairs rise to the first floor landing. Hatch to loft space with fitted ladder.

### FAMILY BATHROOM

White suite comprising large bath with mixer tap and hand shower and drencher head, washbasin with drawers below, WC, double glazed window to side, heated towel rail, extractor fan.

### BEDROOM ONE

12'6" x 8'10" (3.81m x 2.69m)

Double glazed window with outlook to front, radiator, wardrobe recess with hanging rail.

### BEDROOM TWO

13' x 8" (3.96m x 2.44m)

Double glazed window with outlook to rear, built-in wardrobe recess with hanging rail, radiator.

### BEDROOM THREE

9'6" x 6'10" (2.90m x 2.08m)

Built-in wardrobe cupboard, radiator, double glazed window with outlook to front.

### GARAGE

Located in a block close by.

### GARDEN

Mainly laid to lawn, patio area, outside tap, gate to side.

### 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)

#### COUNCIL TAX BAND:

Council Tax Band C.

#### 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:

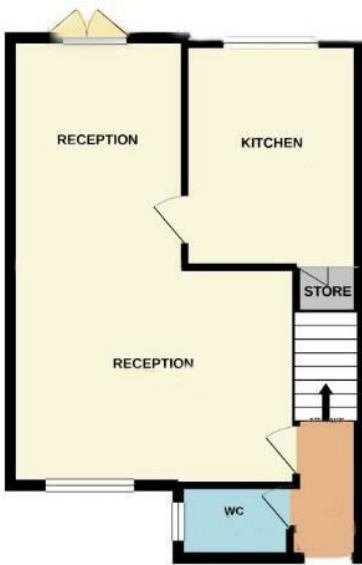
All appointments are to be made through TAYLOR ENGLEBY.







GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.