

Valuers, Land & Estate Agents

6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

Tel: (01323) 722222

Fax: (01323) 722226

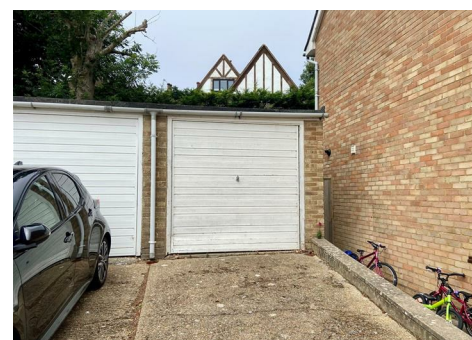
eastbourne@taylor-engley.co.uk

www.taylor-engley.co.uk

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Taylor Engley



12 Beechwood Crescent, Old Town, Eastbourne, East Sussex, BN20 8AE

Price £415,000 Freehold

**A three bedroom end of terrace house located in this highly sought after position. One of the standout features of this property is its proximity to Gildredge Park, a lovely green space perfect for leisurely strolls or family picnics. Additionally, Gildredge House School, known for its excellent educational standards, is just a short distance away, making this home particularly appealing for families with children. GAS FIRED CENTRAL HEATING * SEALED UNIT DOUBLE GLAZING * GARAGE
EPC = C**



**ENTRANCE HALL * SITTING ROOM * DINING ROOM * KITCHEN * THREE BEDROOMS *
BATHROOM * GARAGE * GARDENS**



ENTRANCE HALL

Radiator, oak flooring.

SITTING ROOM

14'9" x 12'5" (4.50m x 3.78m)

Oak flooring, large feature double glazed bay window with outlook to front, fireplace with inset living flame gas fire, radiator.

DINING ROOM

10' x 8'7" (3.05m x 2.62m)

Oak flooring, understairs storage cupboard, radiator, French doors to garden, open plan to:

KITCHEN

10' x 8'2" (3.05m x 2.49m)

Fitted with a range of modern grey fronted cupboards and drawers, space and plumbing for washing machine, tumble dryer and dishwasher, work surfaces, one and a half bowl sink unit, built-in oven and gas hob with extractor hood over, double glazed window with outlook to rear.

From the entrance hall stairs rise to the first floor landing, with oak flooring, hatch to loft space.

BEDROOM ONE

14'2" max x 11'1" (4.32m max x 3.38m)

Double glazed bay window with outlook to front, oak flooring, built-in wardrobe cupboards, radiator.

BEDROOM TWO

10' x 8'5" plus door recess (3.05m x 2.57m plus door recess)

Built-in cupboards, oak flooring, radiator, double glazed window to rear.

BEDROOM THREE

9'7" max x 5'11" (2.92m max x 1.80m)

Oak flooring, double glazed window with outlook to front, radiator, built-in cupboard.

FAMILY BATHROOM

White suite comprising bath, washbasin, WC, shower cubicle, double glazed window to rear, heated towel rail.

GARDENS

Gardens to front and rear, the rear has a gate with side access, a small feature pond and a timber shed.

GARAGE

Located in a block at the end of the cul-de-sac. Up and over door to front.

PLEASE NOTE:

We have been advised there is an estate charge of approximately £179 per annum. (All details concerning the terms of the lease and outgoings are subject to verification).

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

COUNCIL TAX BAND:

Council Tax Band D.

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.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			84
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
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.