

**Valuers, Land & Estate Agents**

6 Cornfield Road  
Eastbourne  
East Sussex BN21 4PJ

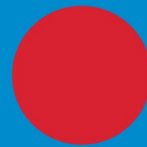
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est. 1978



**Taylor Engley**



**184 Ringwood Road, Eastbourne, BN22 8UA**

**Price £415,000 Freehold**

**\* CHAIN FREE \* Taylor Engley are pleased to bring to the market this spacious three bedroom semi detached house situated in the favoured Roselands area. The property benefits from a large driveway, quality fitted kitchen, utility room, spacious shower room, garage and a large well stocked garden to rear. \* GAS FIRED CENTRAL HEATING \* SEALED UNIT DOUBLE GLAZING \* SOLAR PANELS \* EPC = C**



Local shopping facilities can be found in the nearby Seaside and bus services serve the local area. Eastbourne's town centre which offers a comprehensive range of shopping facilities and a mainline railway station is approximately one and a quarter miles distant. Popular infant and junior schools are also located nearby.

**\* ENTRANCE PORCH \* HALLWAY \* KITCHEN \* UTILITY ROOM \* LOUNGE OPEN PLAN TO DINING ROOM \* CONSERVATORY \* THREE BEDROOMS \* SPACIOUS SHOWER ROOM \* LARGE DRIVEWAY \* GARAGE \* WELL STOCKED GOOD SIZE GARDEN TO REAR \***



## ENTRANCE PORCH

Front door to:

## HALLWAY

Radiator, understairs storage cupboard.

## CLOAKROOM/WC

White suite comprising low level wc, washbasin, radiator, double glazed window to side.

## LOUNGE WITH ARCHWAY TO DINING ROOM

### LOUNGE AREA

17'7" x 11'10" into bay (5.36m x 3.61m into bay)  
Double glazed window with outlook to front, three radiators, feature fireplace surround with inset electric fire.

### DINING AREA

12'2" x 8'3" plus door recess (3.71m x 2.51m plus door recess)  
Radiator, French doors to:

## CONSERVATORY

10'9" max x 8'6" (3.28m max x 2.59m)  
Door to garden

## KITCHEN

13'2" x 8'1" max (4.01m x 2.46m max)  
Fitted with a range of matching cupboards and drawers, integral fridge, built-in Hotpoint oven and grill, built-in Panasonic microwave and Fagor ceramic hob with extractor hood over. Worksurfaces, sink unit, double glazed window overlooking the rear garden, door to:

## UTILITY ROOM

13'4" x 8'10" max (4.06m x 2.69m max)  
Space and plumbing for washing machine, tumble dryer and further appliances, built-in cupboards, worksurface, door to garage, double glazed windows to side and rear, door to garden.

From the hallway stairs rise to the first floor landing with double glazed window to side, radiator, airing cupboard housing the hot water cylinder and hatch to loft space.

## BEDROOM ONE

14'5" x 9'10 to wardrobe fronts (4.39m x 3.00m to wardrobe fronts)  
Double glazed window with outlook to front, radiator, range of fitted full length wardrobe cupboards.

## BEDROOM TWO

12'2" x 9'10" (3.71m x 3.00m)  
Radiator, double glazed window with outlook to rear, built-in wardrobe cupboards.

## BEDROOM THREE

9'11" x 6'9" (3.02m x 2.06m)  
Double glazed window with outlook to front, radiator.

## SHOWER ROOM

8'11" x 8' max (2.72m x 2.44m max)  
White suite comprising wc, washbasin with cupboards and drawers below, bidet, large shower cubicle, two heated towel rails, double glazed window to rear.

## DRIVEWAY AND GARAGE

16'3" x 9'5" (4.95m x 2.87m)  
Large driveway providing off road parking leading to the garage, with electric door to front, wall mounted Glow-Worm gas boiler, power and light, internal door to utility room.

## GARDEN

Large rear garden, enjoying lawned and patio areas, well stocked flower beds, timber shed and summerhouse.

## 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:

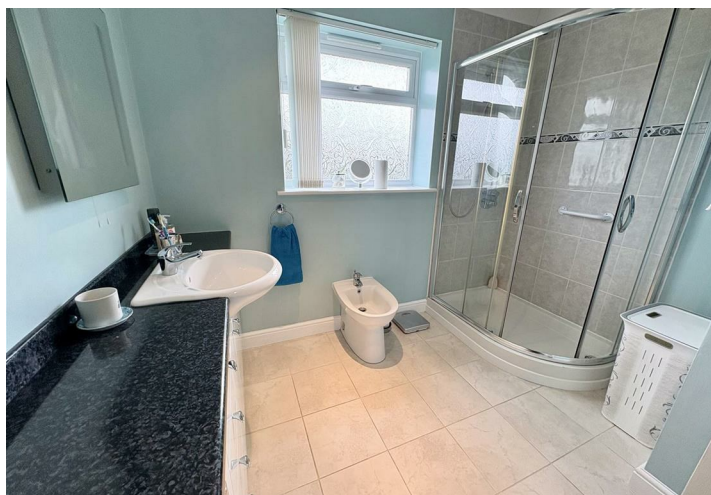
Council Tax Band D.

## 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:

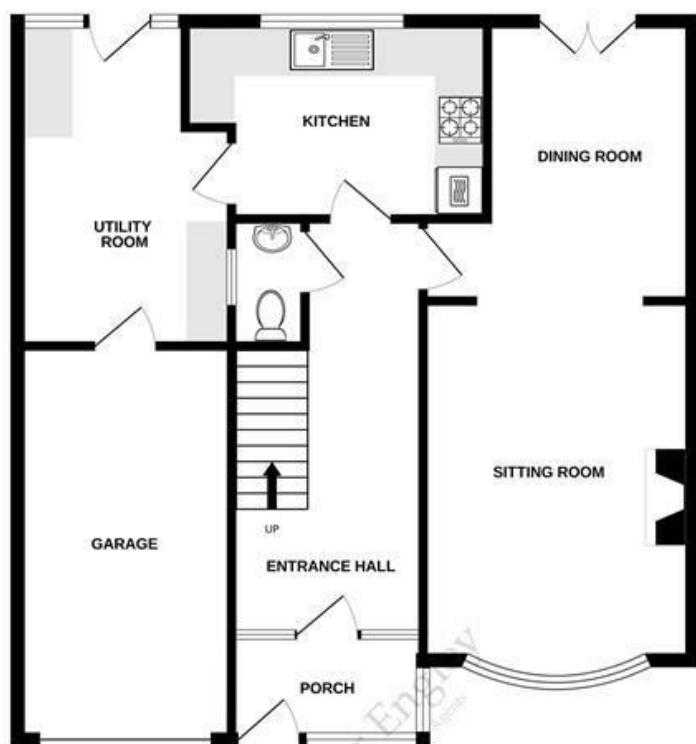
All appointments are to be made through TAYLOR ENGLELY.







GROUND FLOOR  
790 sq.ft. (73.4 sq.m.) approx.



1ST FLOOR  
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA: 1321 sq.ft. (122.7 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                                                     |         | 85        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 78      |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales 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 |         |           |
| 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.