

**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**

est. 1978

**Taylor Engley**



**9 Sancroft Road, Old Town, Eastbourne, East Sussex, BN20 8HA**

**Price £595,000 Freehold**

A rare opportunity to acquire an immaculately presented substantial FOUR BEDROOM DETACHED brick built house, situated in the highly sought after Old Town area. Characterised by its three thoughtful extensions, the property flows effortlessly across three floors and offers expansive and highly versatile family living. The home sits in an incredibly peaceful position, where you feel immersed in the countryside, further enhanced by an exquisite established garden that directly overlooks the park. With an area of outstanding natural beauty on its doorstep, enabling walking access directly onto the South Downs, the beach nearby, Waitrose within easy walking distance, as well as sought after schools and a medical centre, its location is perfect. EPC = D





**\* ENTRANCE HALL \* LOUNGE \* EXTENDED DINING ROOM/SITTING ROOM \* EXTENDED KITCHEN/BREAKFAST ROOM \* CLOAKROOM/WC \* FOUR BEDROOMS \* FAMILY BATHROOM \* DRIVEWAY PARKING \* LANDSCAPED GARDENS \***





## **FRONT DOOR TO:**

### **SPACIOUS ENTRANCE HALL**

Radiator, built-in cupboard with hanging rail and shelf, double glazed window to side, understairs storage cupboard.

### **LOUNGE**

13'9" x 12'1" max (4.19m x 3.68m max)

Double glazed bay window to front, radiator, feature open fireplace, inset cupboards and shelving to the alcoves.

### **EXTENDED DINING ROOM/SITTING ROOM**

17'3" x 10'8" max (5.26m x 3.25m max)

Double glazed French doors and window overlooking the garden, feature fireplace, built-in cupboards and drawers, radiator.

### **CLOAKROOM/WC**

White suite comprising low level wc, washbasin, wall mounted Ideal gas boiler, double glazed window to side.

### **KITCHEN/BREAKFAST ROOM**

20' x 8'11" (6.10m x 2.72m)

Fitted with a modern range of fitted cupboards and drawers, space for fridge freezer and washing machine, built-in Hotpoint oven and Bosch ceramic hob with extractor hood over, granite worksurfaces, sink unit, double glazed window overlooking the garden and French doors to garden, radiator.

From the entrance hall, stairs rise to the first floor landing with double glazed window to side.

### **FAMILY BATHROOM**

8' x 7'11" (2.44m x 2.41m)

White suite comprising low level wc, bidet, bath with shower over, washbasin with drawers below, heated towel rail, double glazed windows to side and rear, extractor fan.

### **BEDROOM ONE**

13'5" x 11'7" (4.09m x 3.53m)

Double glazed bay window to front, radiator, built-in cupboard.

### **BEDROOM TWO**

12' x 11'7" max (3.66m x 3.53m max)

Double glazed window with outlook to rear enjoying far reaching views over the parkland behind and beyond, radiator, built-in cupboard.

### **BEDROOM THREE/DRESSING ROOM**

9'2" x 7'11" (2.79m x 2.41m)

Radiator, double glazed window with outlook to front.

From the first floor landing, stairs rise to the second floor.

### **BEDROOM FOUR/STUDY**

17'5" x 15'8" max (5.31m x 4.78m max)

Double glazed windows with far reaching views to rear, Velux window to front, built-in shelving, radiator, eaves storage cupboards.

### **PARKING**

Driveway parking to front.

### **LANDSCAPED GARDENS**

Beautiful landscaped gardens, well stocked with a good selection of plants including, Wisteria, Lavender and highly scented David Austin roses. Numerous seating areas, gate to front access, wooden paths (these have all been replaced this year, so in very good order). Some of the neighbouring proprietries have added gated access at the rear for direct access to the park.

### **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:**

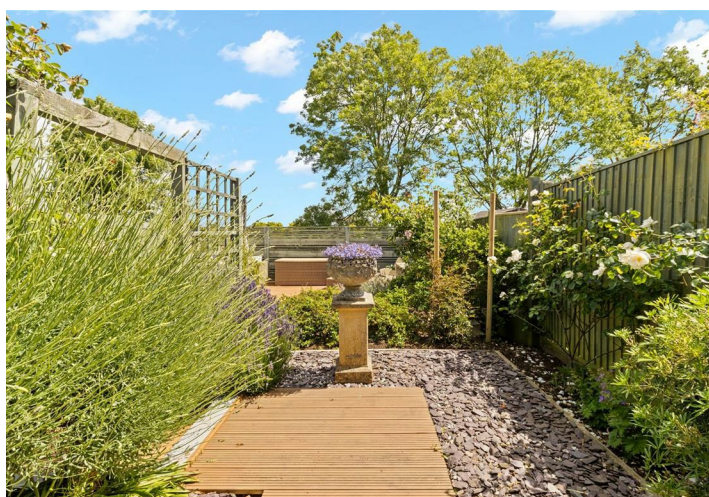
Council Tax Band D.

### **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 ENGLE.



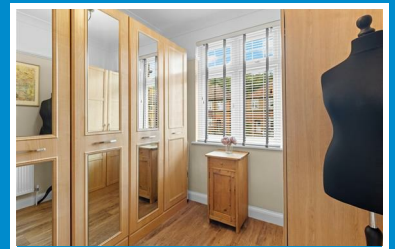
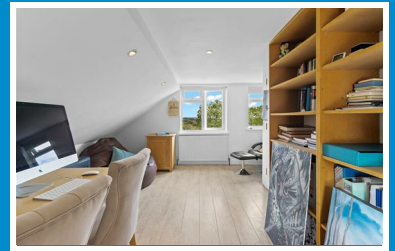
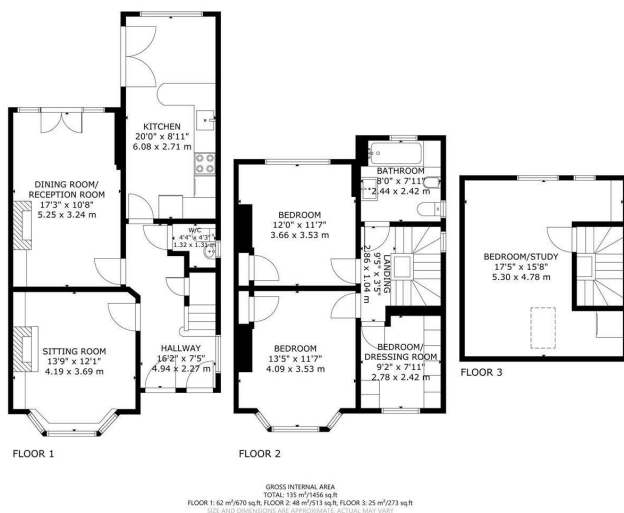












| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 61      | 66        |
| (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.

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