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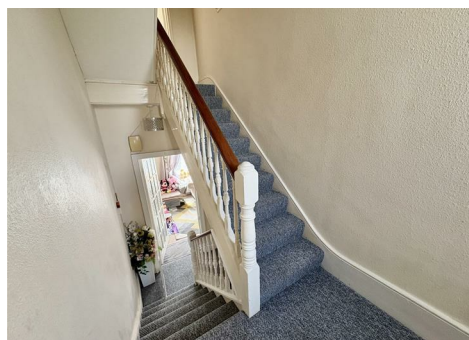
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est. 1978

**Taylor Engley**



**7 Hyde Road, Little Chelsea, Eastbourne, BN21 4SY**

**By Auction £260,000 Freehold**

**Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £260,000. Taylor Engley are pleased to bring to the market, this spacious four bedroom, two reception room, terraced house, located in the convenient central Little Chelsea area of Eastbourne. Although the property requires refurbishment it offers excellent potential. \* GAS FIRED CENTRAL HEATING \* PART DOUBLE GLAZED \* WALKING DISTANCE TO THE RAILWAY STATION \* EPC = D**



**\* ENTRANCE HALL \* LOUNGE \* KITCHEN \* DINING ROOM \* FOUR BEDROOMS \* FAMILY BATHROOM \* WC \* ATTIC ROOM \* COURTYARD GARDEN \***



**FRONT DOOR TO:**

**ENTRANCE HALL**

Radiator.

**LOUNGE**

12'4" to wardrobe fronts x 11'5" (3.76m to wardrobe fronts x 3.48m )  
(This room is currently used as a bedroom). Double glazed bay window with outlook to front, two radiators, built-in cupboards.

**KITCHEN**

13'2" x 10'2" narrowing to 7'8" (4.01m x 3.10m narrowing to 2.34m)  
Fitted with a range of wooden fronted cupboards and drawers, space for washing machine, understairs storage space, worksurfaces, wall mounted Alpha gas boiler, radiator, sink unit, built-in cooker and hob with extractor hood over, double glazed window with outlook over the garden, door to garden. Open plan to:

**DINING ROOM**

12'9 " x 7'9" (3.89m " x 2.36m)  
Radiator, understairs storage cupboard.

From the entrance hall, stairs rise to the half landing.

**FAMILY BATHROOM**

Suite comprising low level WC, washbasin, bath with mixer tap and shower attachment, radiator, built-in shelved cupboard, two windows to rear.

**BEDROOM THREE**

21'8" narrowing to 12'10" x 8'8" (6.60m narrowing to 3.91m x 2.64m)  
Window with outlook to rear.

Stairs rise to half landing.

**BEDROOM ONE**

14'2" x 11'9" max (4.32m x 3.58m max)  
(This room is currently used as the lounge). Two double glazed windows with outlook to front, radiator.

Stairs to half landing.

**BEDROOM FOUR**

10'6" x 8'10" to wardrobe fronts (3.20m x 2.69m to wardrobe fronts)  
Sash window with outlook to rear, radiator, built-in cupboards.

**WC**

Low level WC, window to rear.

Stairs to half landing with window to rear.

**BEDROOM TWO**

11'11" x 10'11" (3.63m x 3.33m)  
Two double glazed windows with outlook to front, recessed hanging space, radiator.

Stairs up to:

**ATTIC ROOM**

7'11 x 7' (2.41m x 2.13m)  
Velux window to rear.

**GARDEN**

Courtyard garden to rear.

**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.

**PLEASE NOTE**

Auctioneers Additional Comments  
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

**Auctioneers Additional Comments**

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

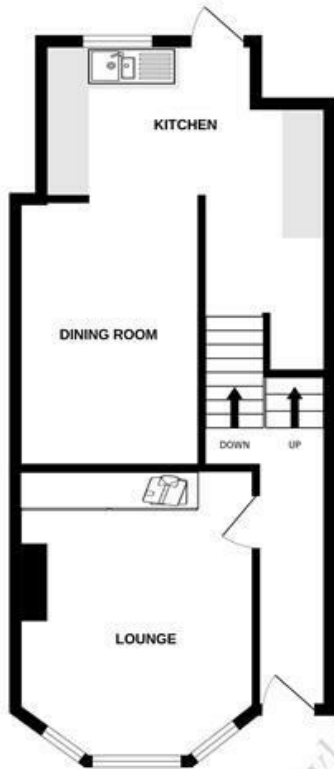
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.







GROUND FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



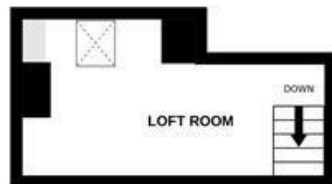
1ST FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



2ND FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



3RD FLOOR  
101 sq.ft. (9.4 sq.m.) approx.



TOTAL FLOOR AREA : 1422 sq.ft. (132.1 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	75
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.