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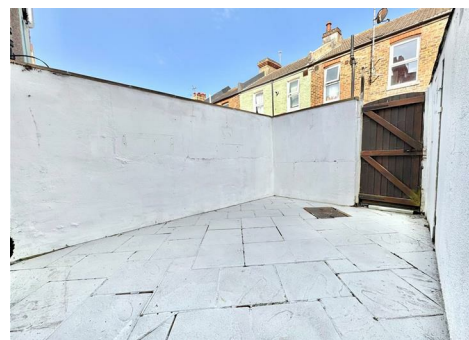
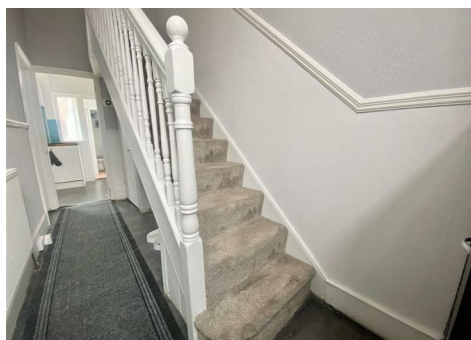
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est. 1978



Taylor Engley



54 Sydney Road, Eastbourne, East Sussex, BN22 8BQ

Price £215,000 Freehold

Taylor Engley are pleased to bring to the market this two bedroom end of terraced house, situated in a highly convenient location, being within close proximity to local shops, amenities and the seafront. The property benefits from gas fired central heating, sealed unit double glazing and two WC's. EPC =

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*** ENTRANCE HALL * LOUNGE * KITCHEN * WC * TWO BEDROOMS * BATHROOM ***



ENTRANCE HALL

Radiator, understairs storage cupboards.

LOUNGE

13'3" x 8'11" (4.04m x 2.72m)

Double glazed window with outlook to front, fireplace surround with inset electric fire radiator.

KITCHEN

12'4" x 6'4" (3.76m x 1.93m)

Fitted with a range of built-in cupboards and drawers, built-in electric oven and ceramic hob with extractor hood over, space and plumbing for washing machine, space for fridge freezer, wine rack, double glazed window overlooking the rear garden, cupboard housing gas boiler, door to:

REAR VESTIBULE

Door to garden.

CLOAKROOM/WC

Low level W.C.

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

BEDROOM ONE

11'4" x 9'9" (3.45m x 2.97m)

Two double glazed windows with outlook to front, radiator, built in storage cupboard.

BEDROOM TWO

9'10" x 7'11" (3.00m x 2.41m)

Radiator, double glazed window to rear.

BATHROOM

Suite comprising washbasin, low level WC, bath with shower over, radiator, double glazed window to rear.

GARDEN

Courtyard garden with gate to rear access.

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 B.

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



First Floor

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		57	
(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.