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est. 1978
Taylor Engley









6 Seaville Drive, Eastbourne, BN23 6LH
Price £260,000 Freehold

*** CHAIN FREE * Taylor Engley are pleased to bring to the market this three bedroom semi detached house with GARAGE AND DRIVEWAY, located in the popular St Anthonys area. Although the property does require some modernisation, it enjoys good size rooms and offers great potential. * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * EPC = C ***



*** ENTRANCE PORCH * HALLWAY * CLOAKROOM/WC * GROUND FLOOR SHOWER ROOM * LOUNGE * KITCHEN/DINER * CONSERVATORY * THREE BEDROOMS * DRIVEWAY * GARAGE * GARDENS TO FRONT AND REAR ***





FRONT DOOR TO:

ENTRANCE PORCH
Double glazed windows, door to:

HALLWAY
Understairs storage cupboard, radiator, double glazed window with outlook to front.

CLOAKROOM/WC
Low level WC, wall mounted Glow-Worm boiler, double glazed window to side.

GROUND FLOOR SHOWER ROOM
Washbasin with cupboards below, shower, double glazed window to rear, heated towel rail.

LOUNGE
12'8" x 11'11" (3.86m x 3.63m)
Double glazed bay window with outlook to front, radiator, fireplace with inset gas fire.

KITCHEN/DINER
12'7" x 9'1" (3.84m x 2.77m)
Fitted with a range of built-in cupboards and drawers, built-in oven and electric hob with extractor hood over, integral dishwasher, sink unit, radiator, double glazed windows to rear, door to:

CONSERVATORY
9'3" x 5'8" (2.82m x 1.73m)
Double glazed windows, space for fridge freezer, washing machine and door to garden.

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

BEDROOM ONE
16'3" x 10'5" (4.95m x 3.18m)
Built-in cupboard, radiator, two double glazed windows with outlook to front, washbasin, door to en-suite W.C.

BEDROOM TWO
10'8" x 10'8" (3.25m x 3.25m)
Radiator, double glazed window with outlook to rear.



BEDROOM THREE
7'11" x 7'5" (2.41m x 2.26m)
Double glazed window with outlook to rear, radiator.

GARAGE & DRIVEWAY
Driveway leading to the garage with up and over door to front.

GARDEN
Patio area, lawned area, gate to side, greenhouse.

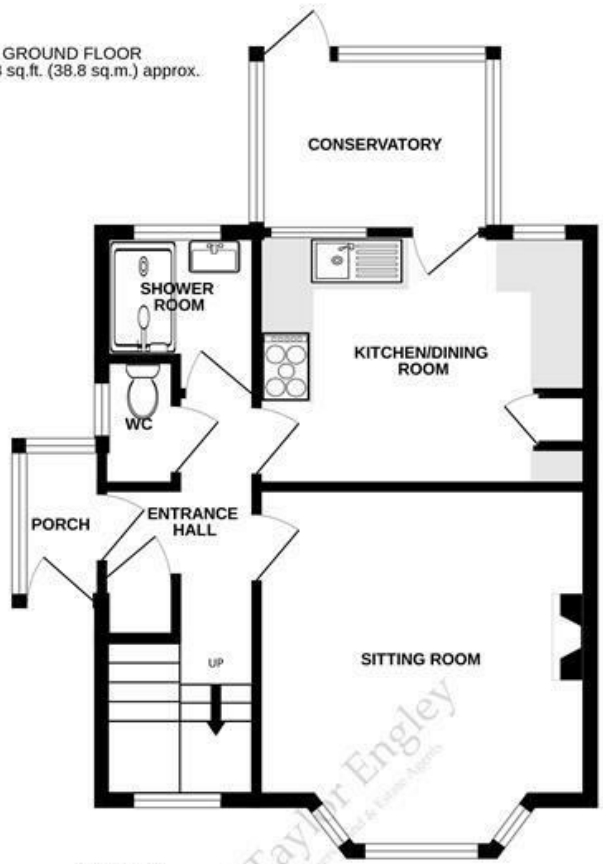
BROADBAND AND MOBILE PHONE CHECKER:
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

COUNCIL TAX BAND:
Council Tax Band C.

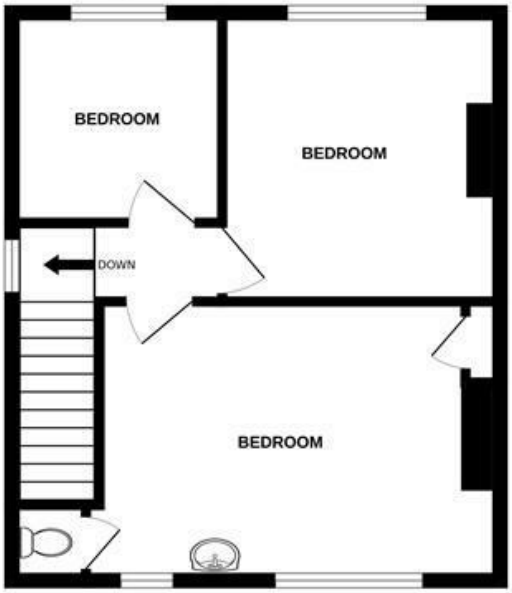
FOR CLARIFICATION:
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:
All appointments are to be made through TAYLOR ENGLEY.

GROUND FLOOR
418 sq.ft. (38.8 sq.m.) approx.

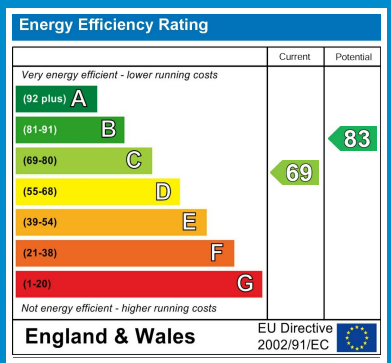


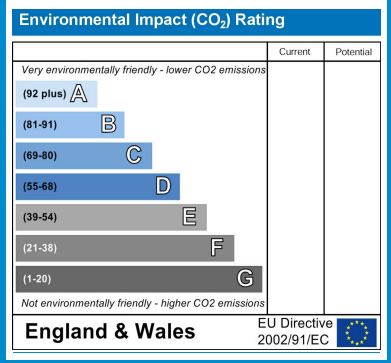
1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 822 sq.ft. (76.4 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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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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