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Taylor Engley

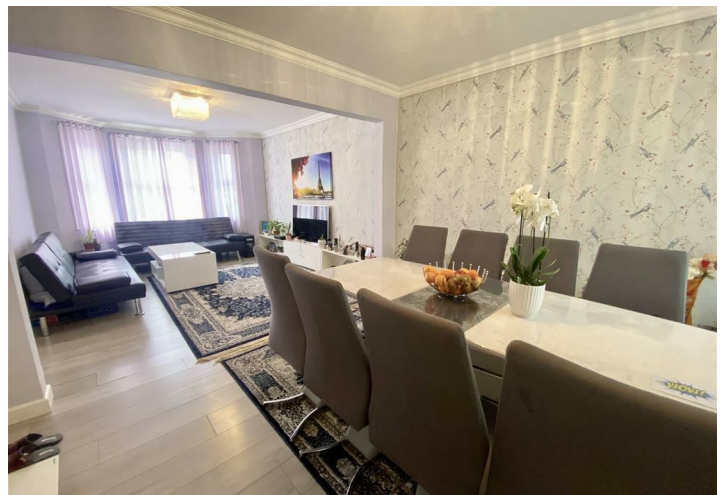


75 Bourne Street, Central Eastbourne, Eastbourne, East Sussex, BN21 3SB
Asking Price £265,000 Freehold

A well presented three bedroom terraced house situated in a highly convenient location, being within walking distance to the railway station, town centre and seafront. The property benefits from a modern fitted kitchen, gas fired central heating, sealed unit double glazing and a 23'8" double aspect living room. EPC = C



*** ENTRANCE HALL * LIVING ROOM * MODERN FITTED KITCHEN * THREE BEDROOMS * SHOWER ROOM * WC * GARDEN ***



ENTRANCE HALL

Radiator, wood laminate flooring.

LIVING ROOM

23'8 in to bay x 11'1 (7.21m in to bay x 3.38m)

Double aspect room with bay window with outlook to front and window to rear, two radiators, wood laminate flooring.

KITCHEN

12'1 x 8'11 (3.68m x 2.72m)

Fitted with a range of modern white gloss cupboards and drawers, built-in oven and microwave, gas hob with extractor hood over, space for fridge freezer, integral dishwasher, worksurfaces, windows to rear and side, radiator, understairs cupboard with space and plumbing for washing machine, door to garden.

From the entrance hall, stairs rise to the first floor landing. Hatch to loft space with fitted ladder.

BEDROOM ONE

14'8 x 13'4 in to bay (4.47m x 4.06m in to bay)

Bay window with outlook to front, radiator, wardrobe cupboards.

BEDROOM TWO

10'3 x 9'2 (3.12m x 2.79m)

Wood laminate flooring, double glazed window to rear, radiator.

BEDROOM THREE

9' x 5'10 max (2.74m x 1.78m max)

Double glazed window to rear, radiator.

SHOWER ROOM

Shower, washbasin with cupboards below, extractor fan.

WC

White low level wc, window to side, wood laminate flooring.

GARDEN

Courtyard garden, gate to rear, outside tap, undercover area.

BROADBAND AND MOBILE PHONE

CHECKER:

For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

COUNCIL TAX BAND:

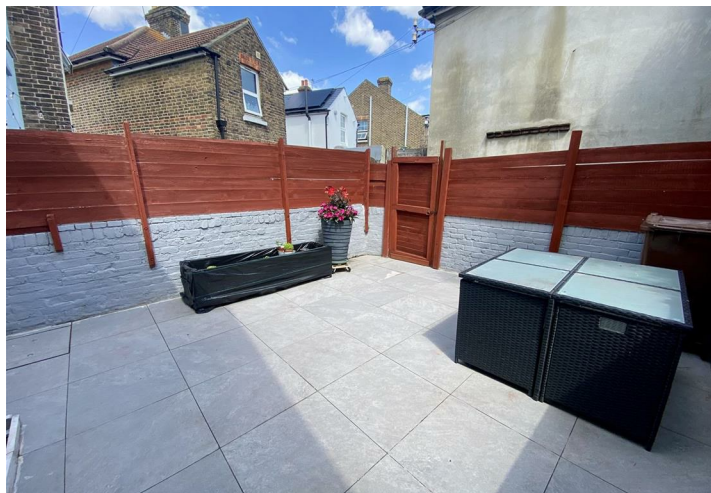
Council Tax Band B.

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.

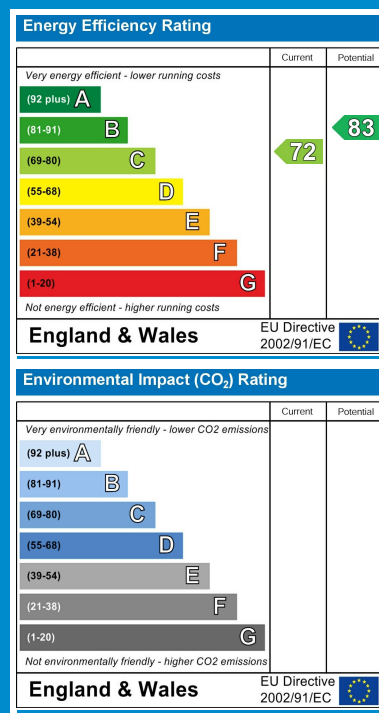
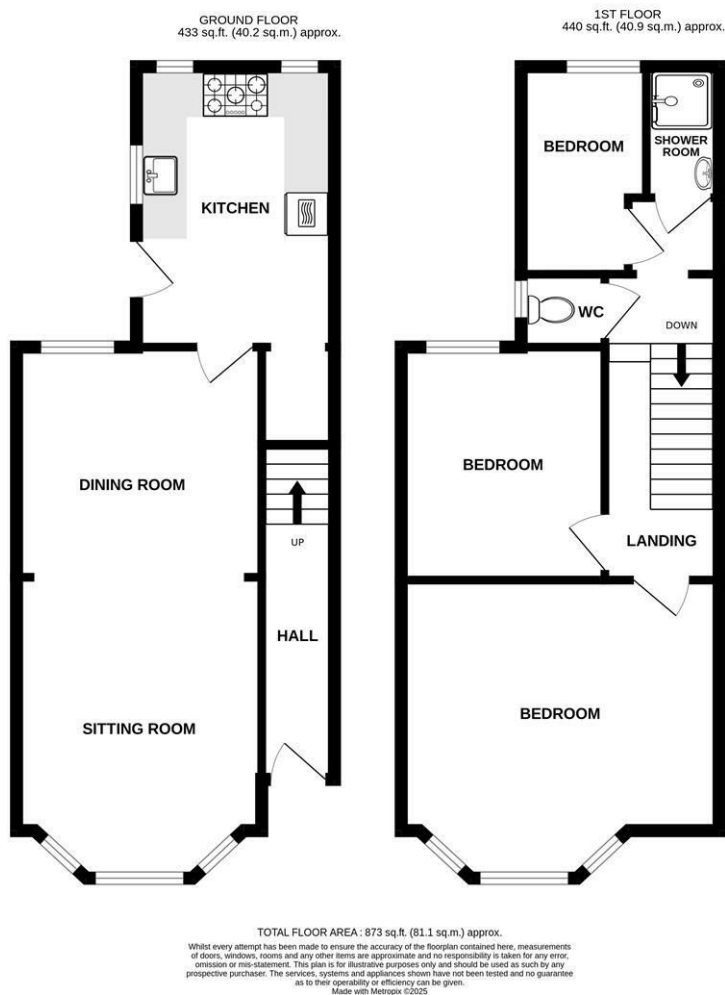
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.









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.

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