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**Taylor Engley**



**19 Burton Road, Rodmill, Eastbourne, East Sussex, BN21 2RD**

**Asking Price £375,000 Freehold**

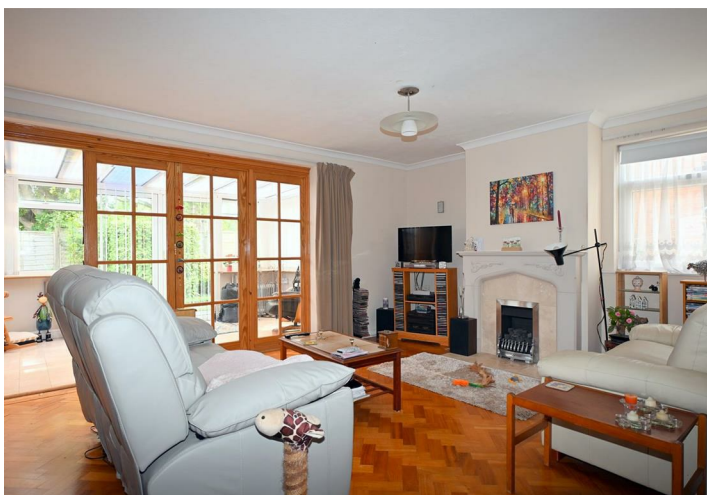
**Taylor Engley are delighted to offer to the market this THREE BEDROOMED LINK DETACHED HOME, located in the favoured Rodmill area of Eastbourne. The property is considered to provide ideal family accommodation and is offered with the benefit of gas fired central heating. Features include a spacious sitting/dining room, conservatory, three first floor bedrooms and a family bathroom. Outside there are gardens to front and rear, driveway parking and a 19'9 max x 8'7 max garage.**





The property is situated in the favoured Rodmill area of Eastbourne being approximately one and a half miles from Eastbourne's town centre which offers a comprehensive range of shopping facilities and mainline railway station. Bus services serve the local area and local shops can be found in Framfield Way.

**\* THREE BEDROOMED LINK DETACHED HOME IN FAVOURED RODMILL AREA \* SPACIOUS SITTING/DINING ROOM \* CONSERVATORY \* KITCHEN \* CLOAKROOM \* THREE FIRST FLOOR BEDROOMS \* BATHROOM \* DRIVEWAY PARKING \* GARAGE \* GARDENS TO FRONT AND REAR \* GAS FIRED CENTRAL HEATING \***



## The accommodation

Comprises:

Front door opening to:

### Entrance Porch

13'2 max x 6'3 max (4.01m max x 1.91m max)

Tiled floor, light and power, personal door to garage, door to rear garden and door to:

### Hall

Herringbone style wood block style flooring, understairs cupboard housing electric and gas meters.

### Cloakroom

Low level wc, wash hand basin set into cabinet, electric towel rail, tiled floor, tiled walls, window to front.

### Sitting/Dining room

21'6 max x 17'7 max (6.55m max x 5.36m max)  
(17'7 max reducing to 10'11)

Herringbone wood block style flooring, fireplace with fitted living flame gas fire, two radiators, window to side and doors to rear opening to:

### Conservatory

15'1 x 7'6 (4.60m x 2.29m)

Tiled floor, power double doors opening to rear garden.

### Kitchen

10'11 x 8'3 (3.33m x 2.51m)

(Maximum measurements include depth of fitted units)  
Single drainer one and a half bowl sink unit, work surface and tiled splash back, range of base and wall mounted cupboards, Smeg range cooker with electric double oven and five burner gas hob, with extractor fan over, under counter fridge, under counter freezer, space and plumbing for dishwasher, radiator, outlook to front and connecting doors to sitting/dining room and hall.

Stairs from hall to:

### First Floor Landing

Radiator, cupboard housing Ideal wall mounted gas fired boiler.

### Bedroom 1

15'7 x 9'7 (4.75m x 2.92m)

Two double built in wardrobe cupboards, radiator, outlook to rear.

### Bedroom 2

11'1 x 10'5 (3.38m x 3.18m)

Radiator, outlook to front.

### Bedroom 3

11'1 x 8'8 (3.38m x 2.64m)

Radiator, loft hatch to roof space, outlook to side.

### Bathroom

Bath with mixer tap and shower over, shower curtain, pedestal wash hand basin, low level wc, electrically heated towel rail, tiled floor, tiled walls, Dimplex wall mounted electric fan heater, window to side.

### Garage

19'9 x 8'7 (6.02m x 2.62m)

(Maximum measurements include depth of internal pillars fitting and structures)

Up and over door to front, light, personal door to entrance porch.

### Driveway Parking

Driveway parking to front preceding garage.

### Front Garden

Having lawn area and some mature shrubs.

### Rear Garden

Having lawned area, some mature shrubs, paved area to side, outside tap.

### COUNCIL TAX BAND:

Council Tax Band - 'D' Eastbourne Borough Council.

### 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)

### FOR CLARIFICATION:

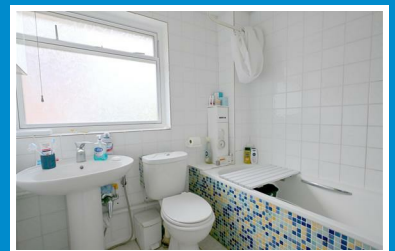
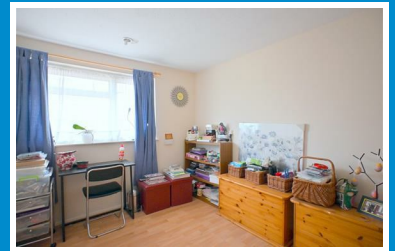
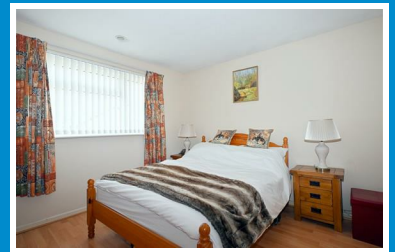
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

### VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEBY.







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

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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