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Taylor Engley



49 Magnolia Walk, Hampden Park, Eastbourne, BN22 0SS

Price Guide £325,000 Freehold

**** CHAIN FREE **** This three bedroom detached house has recently been redecorated and enjoys a pleasant outlook to front over playing fields. Benefits include a recently refitted bathroom, a spacious 25'15" living room, conservatory, ground floor cloakroom and a garage. **GAS FIRED CENTRAL HEATING & SEALED UNIT DOUBLE GLAZING. EPC = D**



*** ENTRANCE HALL * CLOAKROOM/WC * LIVING ROOM * CONSERVATORY * KITCHEN * THREE BEDROOMS * FAMILY BATHROOM * GARAGE * PARKING * GARDENS ***



FRONT DOOR TO:

ENTRANCE HALL

Radiator.

CLOAKROOM/WC

White suite comprising low level WC, washbasin, heated towel rail, window to front.

LIVING ROOM

25'15 x 13'97 narrowing to: 8'87 (7.62m x 3.96m narrowing to: 2.44m)
Double aspect room with windows to front and patio doors to rear, three radiators.

CONSERVATORY

9'85 x 5'97 (2.74m x 1.52m)
French doors to garden.

KITCHEN

9'54 x 7'81 (2.74m x 2.13m)
Fitted with a range of built-in cupboards and drawers, built-in electric oven, sink unit, worksurfaces, space for fridge freezer, electric hob with extractor hood over, space and plumbing for washing machine, window overlooking the rear garden, wall mounted Baxi boiler, understairs storage cupboard, door to garden.

From the entrance hall, stairs rise to the first floor landing, airing cupboard housing hot water cylinder, over stairs storage cupboard, double glazed window to side.

FAMILY BATHROOM

Recently refitted suite to include low level wc, washbasin, bath with mixer tap and shower attachment, window to rear, heated towel rail.

BEDROOM ONE

11'42 x 10'40 (3.35m x 3.05m)
Window with outlook to rear, radiator, built-in wardrobe cupboard.

BEDROOM TWO

11'19 x 9'44 (3.35m x 2.74m)
Window with outlook to front with views over playing fields, radiator, built-in wardrobe cupboard.

BEDROOM THREE

7'42 x 7'42 (2.13m x 2.13m)
Radiator, window with outlook to front.

GARDEN

Patio area, lawned area, gravel area, fenced surround, gate to front and gates to rear.

GARAGE & PARKING

Double gates to parking area. Single garage.

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 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:

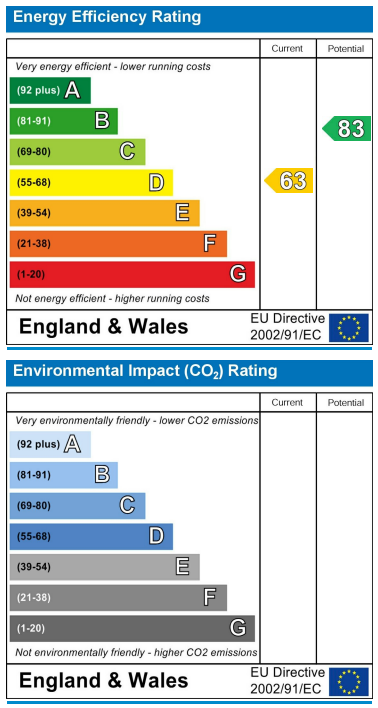
All appointments are to be made through TAYLOR ENGLEY.







Floorplan



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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