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est. 1978

Taylor Engley



69 Melbourne Road, Eastbourne, BN22 8BA

Price Guide £275,000 Freehold

*** CHAIN FREE * This beautiful two bedroom terraced house has been REFURBISHED THROUGHOUT, to include a NEWLY FITTED KITCHEN WITH INTEGRAL APPLIANCES, NEWLY FITTED BATHROOM WITH BATH AND SEPARATE SHOWER, REDECORATED, NEW FLOORING, UPDATED ELECTRICS and a NEWLY INSTALLED BOILER. The property is situated in a highly convenient location, being close by to local shops and the railway station. * GAS FIRED CENTRAL HEATING * SEALED UNIT DOUBLE GLAZING * GROUND FLOOR WC * EPC = C**



*** ENTRANCE * LIVING ROOM * KITCHEN * CLOAKROOM/WC * TWO BEDROOMS * BATHROOM *
UTILITY ROOM * GARDEN ***



ENTRANCE

Radiator, wood laminate flooring.

LOUNGE/DINER

24'6 x 12'2 (7.47m x 3.71m)

Double glazed bay window to front, two radiators, feature fireplace surround, wood laminate flooring, newly installed French doors to the garden.

OPEN PLAN KITCHEN AREA

7'9 x 7'5 (2.36m x 2.26m)

Fitted with a range of grey high gloss cupboards and drawers, integral dishwasher, fridge and freezer, built-in electric oven and hob with extractor hood over, sink unit, worksurfaces, double glazed window with outlook over the rear garden.

CLOAKROOM/WC

White suite comprising low level WC, washbasin with cupboards below, understairs storage cupboard, extractor fan, wood laminate flooring.

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

BEDROOM ONE

14'4 x 13'1 max (4.37m x 3.99m max)

Double glazed bay window to front, radiator, built-in shelved cupboard.

BEDROOM TWO

11'8 x 6'8 (3.56m x 2.03m)

Radiator, double glazed window with outlook to rear.

BATHROOM

Modern white suite comprising bath with mixer tap and shower attachment, WC, washbasin with cupboards below, corner shower, heated towel rail, wood laminate flooring, double glazed window to rear.

UTILITY ROOM

New Glow-worm wall mounted boiler, space and plumbing for washing machine and tumble dryer.

GARDEN

Raised flowerbeds, gate to rear, newly laid paving.

BROADBAND AND MOBILE PHONE

CHECKER:

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

COUNCIL TAX BAND:

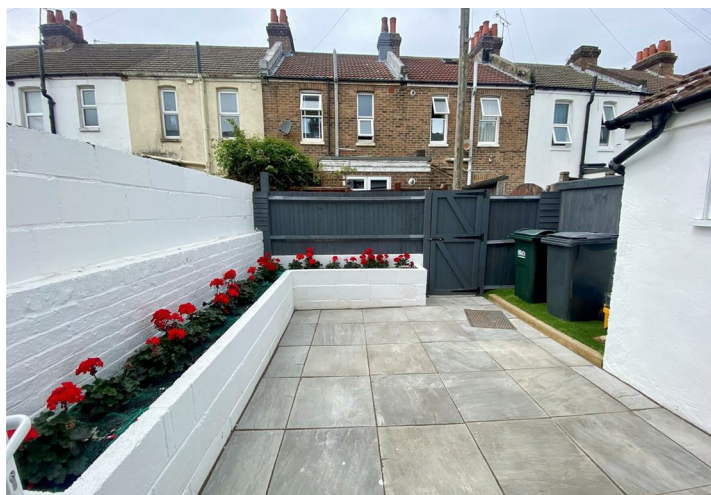
Council Tax Band - B

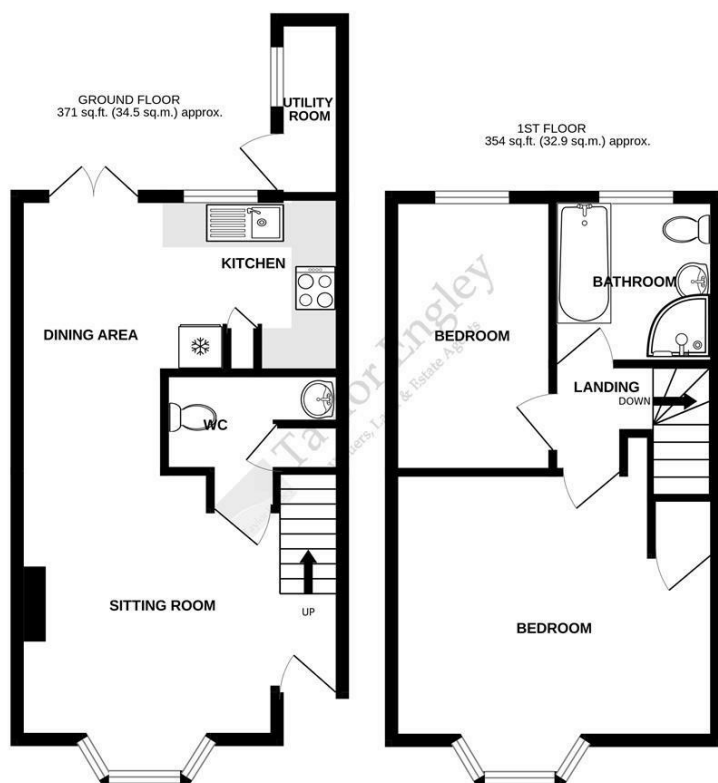
FOR CLARIFICATION:

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:

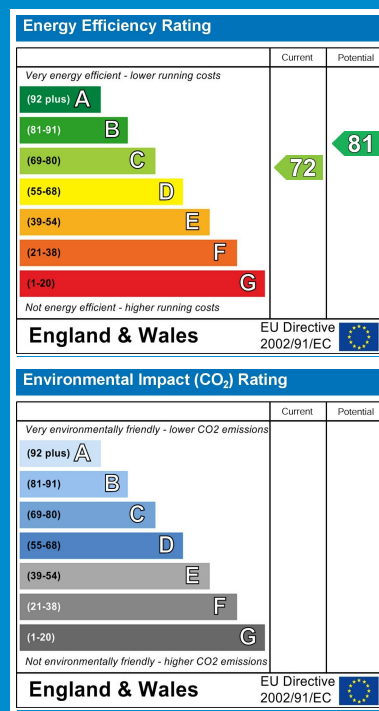
All appointments are to be made through TAYLOR ENGLEBY.





TOTAL FLOOR AREA: 725 sq.ft. (67.4 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

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Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

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