

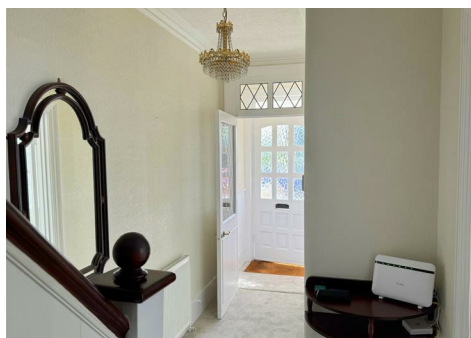
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est. 1978

Taylor Engley



96 Royal Parade, Redoubt, Eastbourne, East Sussex, BN22 7AD
Guide Price £495,000 Freehold

Taylor Engley are delighted to offer to the market this **CHARMING FOUR BEDROOMED END OF TERRACED HOME** IN THIS ENVIABLE SEAFRONT LOCATION. The property offers a splendid opportunity for family living by the sea. With its enviable seafront location, residents can enjoy the picturesque views that come with coastal living. The property boasts an impressive layout, featuring four well-proportioned bedrooms, providing ample space for family members or guests. The three reception rooms are perfect for entertaining or relaxing, allowing for a versatile use of space to suit your lifestyle. The heart of the home is undoubtedly the refitted kitchen, which combines modern convenience with stylish design, making it a delightful area for culinary pursuits.



In addition to its spacious interiors, the house is presented in excellent decorative order, ensuring that you can move in with ease and comfort. The two bathrooms add to the practicality of the home, catering to the needs of a busy household. For those with a vehicle, the property includes a garage for one car, a valuable feature in this sought-after location. With its blend of comfort, style, and a prime seafront position, this property is an ideal choice for anyone looking to embrace the coastal lifestyle in Eastbourne. Don't miss the chance to make this delightful house your new home.

*** ENTRANCE PORCH * HALLWAY * SITTING ROOM * DINING ROOM * FAMILY ROOM * REFITTED KITCHEN * GROUND FLOOR WETROOM * CLOAKROOM/WC * FIRST FLOOR LANDING * FOUR FIRST FLOOR BEDROOMS - ONE CURRENTLY USED AS A SECOND KITCHEN * REFITTED BATHROOM/WC * ON SITE GARAGE * GARDENS TO FRONT AND SIDE * CHAIN FREE ***



The accommodation

Comprises:

ENTRANCE LOBBY

With glazed panel door to:

HALLWAY

With radiator, coved ceiling, telephone point with full fibre access (Lightning Fibre) with VOIP accessibility, currently 300mb (2.gbs available if required).

SITTING ROOM

15'6 into bay x 13'8 into recess (4.72m into bay x 4.17m into recess) Upvc bay window to front with far reaching views towards the sea, ornate coving, feature fireplace surround with inset living flame gas fire, television aerial point, radiator, picture rail.

DINING ROOM

15'4 x 11'1 (4.67m x 3.38m)

Upvc windows to side, original coving and picture rail, radiator.

FAMILY ROOM

18'0 x 10'11 narrowing to 9'3 (5.49m x 3.33m narrowing to 2.82m)

Upvc windows to side, radiator, coved ceiling, storage recess.

REFITTED KITCHEN

12'6 x 10'9 (3.81m x 3.28m)

Contemporary grey fronted suite comprising matching eye and base level units with matching moulded worktop surfaces with inset one and a half bowl sink unit with chrome mixer tap. Range of integrated appliances including stainless steel electric fan assisted oven with grill above, adjacent five burner electric hob with stainless steel canopy extractor above, integrated fridge and freezer, integrated washing machine and tumble dryer, base unit plinth heaters connected to central heating system, skylight, access doors to garage and side access.

GROUND FLOOR WET ROOM

Contemporary white suite comprising mains chrome thermostatic shower unit with adjacent rainforest overhead shower head, hand wash basin with chrome monobloc mixer, extractor, wall mounted illuminated medicine cabinet, chrome heated towel rail, skylight.

CLOAKROOM/WC

With a low level wc and wall mounted hand wash basin, chrome radiator/towel rail.

REAR ENCLOSED PORCH

Providing access from the side of the property to the kitchen area

Stairs from hallway to:

FIRST FLOOR LANDING

Hatch to insulated loft, radiator, store cupboard with slatted shelving and radiator.

BEDROOM ONE

15'6 x 11'8 into recess (4.72m x 3.56m into recess)

With a upvc bay window to front with far reaching sea views, radiator.

BEDROOM TWO

11'9 x 11'9 (3.58m x 3.58m)

(11'9 into chimney breast recess).

With upvc windows to side, radiator.

BEDROOM THREE/KITCHEN TWO

11'0 x 10'3 (3.35m x 3.12m)

With upvc window to rear currently configured as a second kitchen with matching eye and base level units with complimentary rolled edge moulded worktop surfaces over with inset single drainer sink unit with mixer tap, plumbing for washing machine, radiator.

BEDROOM FOUR

8'9 x 5'10 (2.67m x 1.78m)

With upvc window to front with extensive views, radiator.

REFITTED BATHROOM/WC

6'1 x 6'0 (1.85m x 1.83m)

With a white suite comprising panelled bath with chrome mixer taps with Triton T80 thermostatic shower unit over, vanity hand wash basin with chrome mixers, dual flush low level wc. chromed heated towel rail,

GARAGE

20'11 x 8'7 (6.38m x 2.62m)

With electric up and over door, power and light, personal access door to kitchen.

GARDENS TO FRONT AND SIDE

Shrub borders to side and front with pathway from front and side access.

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

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.

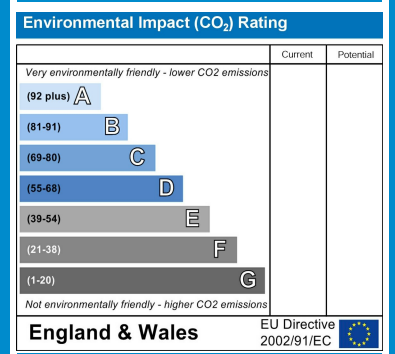
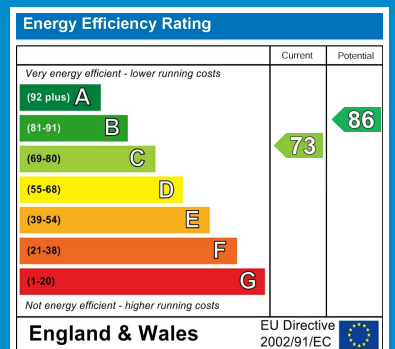
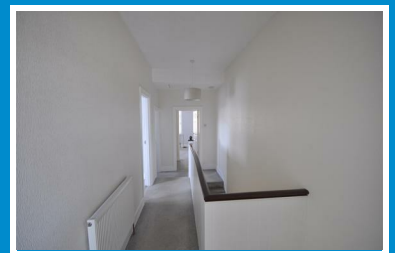
VIEWING ARRANGEMENTS:

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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