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Taylor Engley



9 Warrior Square, Seaside, Eastbourne, East Sussex, BN22 7DB
Offers In The Region Of £260,000 Freehold

An opportunity to purchase this WELL PRESENTED TWO BEDROOMED END OF TERRACED HOME in this favoured Seaside location. The property benefits from gas fired central heating, sealed unit double glazing, en suite shower room to master bedroom with attractive southwesterly facing gardens to rear. This property would make an ideal holiday home/investment property. Warrior Square is a Mews style development of similar properties, some including number nine front onto a pedestrian foot path with Christ Church to one end with its attractive flint elevations.



The seafront is a short walk away and local shops are available in Seaside. Eastbourne Town Centre is approximately one mile distant.

*** ENTRANCE VESTIBULE * LIVING ROOM * KITCHEN/DINING ROOM * GROUND FLOOR
BATHROOM/WC * MASTER BEDROOM WITH EN-SUITE SHOWER ROOM/WC * GUEST BEDROOM
* GARDENS TO FRONT AND REAR * VACANT POSSESSION OFFERED ***



The accommodation

Comprises:

ENTRANCE VESTIBULE

LIVING ROOM

13'2 x 10'5 (4.01m x 3.18m)

With sealed double glazed windows to front, feature arch open fireplace, laminate beech flooring, radiator, picture rail with coved ceiling

KITCHEN/DINING ROOM

13'3 x 12'8 narrowing to 7'9 (4.04m x 3.86m narrowing to 2.36m)

With a range of matching eye and base level units with complimentary rolled edge moulded worktop surfaces over with inset one and a half bowl single drainer stainless steel sink unit with mixer taps. Concealed Glow Worm combination boiler for the provision of gas fired central heating and domestic hot water. Built in stainless steel range cooker with electric oven and 6 burner gas hob, space and plumbing for washing machine and dishwasher, space for fridge freezer, part tiled walls in complimentary tiling

GROUND FLOOR BATHROOM/WC

6'0 x 5'0 (1.83m x 1.52m)

With a white suite comprising panelled bath, pedestal hand wash basin, low level wc, heated towel rail, obscure window to side with part tiled walls.

Stairs to first floor landing

BEDROOM ONE

13'1 x 10'5 (3.99m x 3.18m)

With uPvc Georgian bar windows to front, feature arch fireplace, radiator.

EN SUITE SHOWER ROOM/WC

5'6 x 4'8 (1.68m x 1.42m)

Modern white suite comprising fully tiled shower cubicle with thermostatic shower unit over, low level wc, hand wash basin, fully tiled walls in complimentary tiling

BEDROOM TWO

10'4" into chimney recess x 7'6 (3.15m into chimney recess x 2.29m)

uPvc window to rear with westerly views over rear garden, original cast iron fireplace surround, radiator.

GARDEN TO FRONT

With low maintenance Indian sandstone patio area to front with pathway to front door, gated access, brick walls to sides.

GARDENS TO REAR

Being a particular feature of the property with decking area leading to further elevated decked area with a south westerly aspect with mature shrubs and flint walls to sides

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 - Band 'B' Eastbourne Borough Council

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.

OPENING HOURS

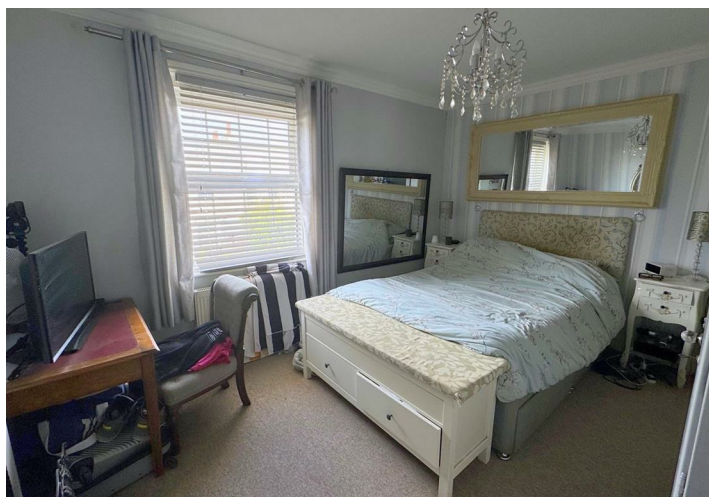
We are open:-

8:45am - 5:45pm weekdays

9:00am - 5:30pm Saturdays

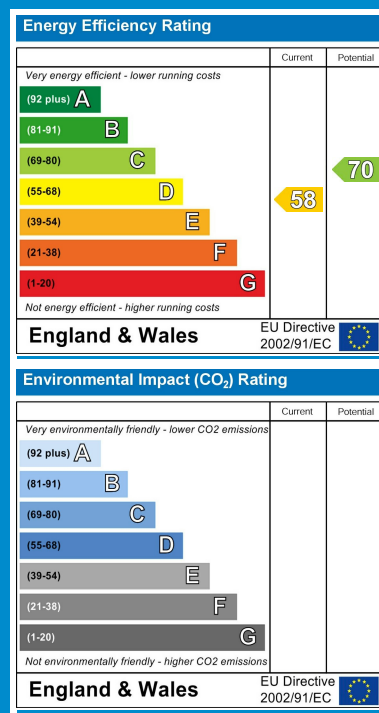
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEBY.









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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