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Taylor Engley



12 Rodmill Drive, Rodmill, Eastbourne, East Sussex, BN21 2SG

Guide Price £359,950 Freehold

An excellent opportunity has arisen to purchase this THREE BEDROOMED DETACHED BUNGALOW in the favoured Rodmill area of Eastbourne. Although requiring some modernisation the property is offered with the benefit of gas fired central heating, sealed unit double glazing, open plan lounge/dining room, three bedrooms, on-site garage with driveway parking and is considered spacious throughout. EPC=C.



Local shops are available in nearby Framfield Way with bus services serving the local area. Eastbourne town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately one and a half miles distant. Only an internal viewing can fully appreciate this highly recommended property and is being offered to the market Chain Free.

*** CHAIN FREE * ENTRANCE LOBBY * HALL * CLOAKROOM/WC * 'L' SHAPEDN LIVING ROOM * KITCHEN * OUTER LOBBY * INNER HALLWAY * THREE BEDROOMS * BATHROOM * ON-SITE GARAGE * DRIVEWAY PARKING * GARDENS TO FRONT AND REAR ***



The accommodation

Comprises:

Entrance Porch

Double glazed front door to:

Entrance Lobby

Internal glazed door to:

Entrance Hall

Coved ceiling, radiator, storage cupboard, hatch to loft.

Cloakroom/Wc

Coloured suite comprising low level wc, obscure upvc window to side.

'L' Shaped Living Room

21'9 x 15'5 narrowing to 9'9 (6.63m x 4.70m narrowing to 2.97m)

Two sets of patio doors to front, radiator, coved ceiling, feature fireplace surround with adjacent gas point, telephone point, television point, double radiator.

Dining Area

9'9 x 8'7 (2.97m x 2.62m)

Door to kitchen.

Kitchen

10'9 x 9'1 (3.28m x 2.77m)

Comprehensive range of matching eye and base level units, one and a half bowl single drainer stainless steel sink unit with mixer tap, stainless steel four burner gas hob with extractor above and electric oven below, plumbing for washing machine, space for fridge freezer, wood style vinyl flooring, part tiled walls, door to outer lobby.

Outer Lobby

12'10 x 3'10 (3.91m x 1.17m)

Upvc doors to front and rear providing access to front and rear gardens. Poly carbonate roof.

Inner Hall

Hatch to loft, thermostat, Potterton programmer.

Bedroom 1

12'1 x 11'1 (3.68m x 3.38m)

Upvc windows to rear, radiator, built-in wardrobes with adjacent bridging unit, telephone point.

Bedroom 2

11'9 x 9'5 (3.58m x 2.87m)

Upvc windows and door to rear providing access to rear garden, radiator, coved ceiling, shelving unit.

Bedroom 3

9'3 max x 8'2 (2.82m max x 2.49m)

Upvc windows to side, coved ceiling, radiator.

Bathroom

5'5' x 5'3 (1.65m' x 1.60m)

Contemporary white suite comprising panelled bath with chrome mixers, Mira Go shower unit over, thermostatic shower unit, pedestal wash hand basin with chrome fittings, part tiled walls, upvc obscure window to side, radiator.

On-Site Garage

18' x 7'10 (5.49m x 2.39m)

Power and light, personal access door to rear, up and over door, wall mounted Worcester Bosch gas boiler for the provision of gas fired central heating and domestic hot water.

Front Garden

Patio area to front leading to area principally laid to shrubs and lawned area

Rear Garden

Patio area leading to lawned garden with mature trees and shrubs to rear. Side gated access to the left. Dual access to garden - one via a covered access.

COUNCIL TAX BAND:

Council Tax Band - 'D' Eastbourne Borough Council - currently £2,416.45 until March 2025.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

www.checker.ofcom.org.uk

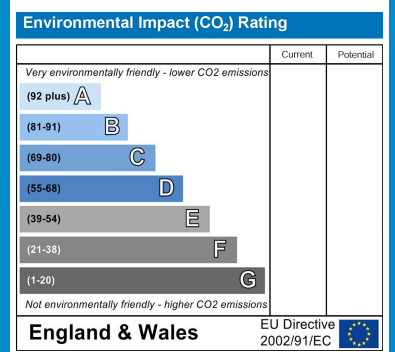
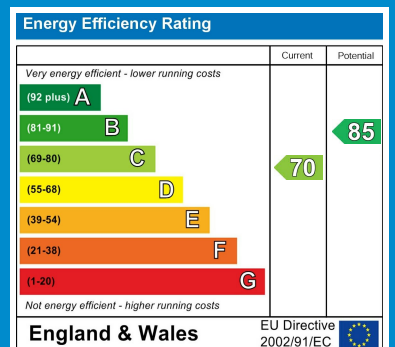
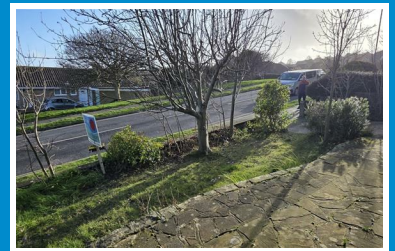
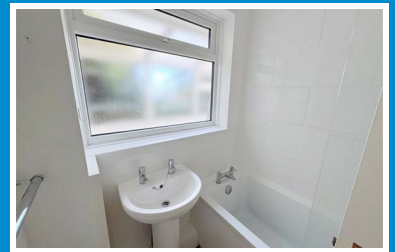
FOR CLARIFICATION:

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 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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