

Valuers, Land & Estate Agents

6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

Tel: (01323) 722222

Fax: (01323) 722226

eastbourne@taylor-engley.co.uk

www.taylor-engley.co.uk

est. 1978

Taylor Engley



12 Elms Avenue, Eastbourne, East Sussex, BN21 3DN

Guide Price £475,000 Freehold

An opportunity arises to purchase this SEVEN BEDROOMED BAY FRONTED CHARACTER HOME, located just off Eastbourne's seafront, close to the pier. This terraced property provides spacious living accommodation and is offered with the benefit of gas fired central. Features include two reception rooms, ground floor bathroom, first and second floor shower room and a cellar.



The property is located in Elms Avenue being within close proximity of the seafront and within walking distance of of central amenities and Eastbourne's mainline railway station.

*** SEVEN BEDROOMED CHARACTER HOME * JUST OFF SEAFRONT * TWO RECEPTION ROOMS * SPACIOUS KITCHEN * GROUND FLOOR BATHROOM * FIRST FLOOR SHOWER ROOM * SECOND FLOOR SHOWER ROOM * CELLARAGE * GAS FIRED CENTRAL HEATING * CLOSE TO CENTRAL EASTBOURNE AMENITIES ***



The accommodation

Comprises:

Covered open porch with front door opening to:

Entrance Vestibule

Door to:

Hall

Radiator, cupboard housing consumer and electric meter.

Sitting Room

16'9 max x 12'5 max (5.11m max x 3.78m max)
(16'9 max into bay x 12'5 max)

Fire place with fitted living flame gas fire, radiator.

Dining Room

12'5 max x 9'4 max (3.78m max x 2.84m max)
(12'5 max x 9'4 max including depth of chimney breast)

Radiator, built in wardrobe cupboard, fire place surround, outlook to rear.

Kitchen

18'4 max x 9'10 max (5.59m max x 3.00m max)
(Maximum measurements include depth of fitted units and chimney breast)

Single drainer stainless steel one and a half bowl sink unit, work surface and tiled splash back, range of base and wall mounted cupboards, Bosch eye level oven, five burner gas hob with extractor fan over, space and plumbing for dishwasher, Worcester wall mounted gas fired boiler, tiled floor, cupboard housing cylinder, two windows to side, door to cellar and door to:

Rear Lobby

Space and plumbing for washing machine, door to rear courtyard and door to:

Ground Floor Bathroom

Bath with mixer tap and shower attachment, wash hand basin with mixer tap set into cabinet, low level wc, part tiled walls, tiled floor, downlighters, window to rear.

Cellarage

12'4 max x 10' max (3.76m max x 3.05m max)
Stairs from kitchen down to basement hall area with fitted base unit and access to cellarage room.

Four wall lights, radiator window to rear with borrowed light from above.

Stairs from entrance hall rising to:

First Floor Landing

Radiator.

Bedroom 1

17'2 max x 16'10 max (5.23m max x 5.13m max)
(17'2 max into bay x 16'10 max including depth of chimney breast)

Fire place surround, two radiators, doors opening to balcony over porch with wrought iron balustrade.

Bedroom 2

12'11 x 9'11 max (3.94m x 3.02m max)
(9'11 max including depth of chimney breast).

Radiator, wall mounted wash hand basin, fire place surround, outlook to rear.

Bedroom 3

12'7 x 10'5 (3.84m x 3.18m)
(10'5 max including depth of chimney breast)

Radiator, wall mounted wash hand basin, fire place surround, outlook to rear.

Shower Room

Tiled shower cubical, low level wc, part tiled walls, window.

Stairs rising to:

Second Floor

Radiator, built in cupboard, loft hatch to roof space.

Bedroom 4

13 x 10'8 max (3.96m x 3.25m max)
(10'8 max reducing to 9'6 to chimney breast)

Radiator, wall mounted wash hand basin, built in cupboard with cupboard over, outlook to rear.

Bedroom 5

10'11 x 10'8 max (3.33m x 3.25m max)
(10'8 max reducing to 9'5)

Radiator, wall mounted wash hand basin, outlook to rear.

Bedroom 6

17'2 max x 8'10 (5.23m max x 2.69m)
(17'2 max into bay x 8'10 plus door recess).

Radiator, outlook to front, connecting door to bedroom 7.

Bedroom 7

9'9 x 8'2 (2.97m x 2.49m)
(9'9 plus window recess).

Radiator, outlook to front, connecting door to bedroom 6.

Shower room

Tiled shower cubical, wash hand basin, low level wc, part tiled walls, radiator, window.

Outside

Courtyard

Courtyard garden to rear with two timber sheds, raised borders with some shrubs, outside tap.

COUNCIL TAX BAND:

Council Tax Band - 'E' - Eastbourne Bourne Borough Council

BROADBAND AND MOBILE PHONE CHECKER:

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

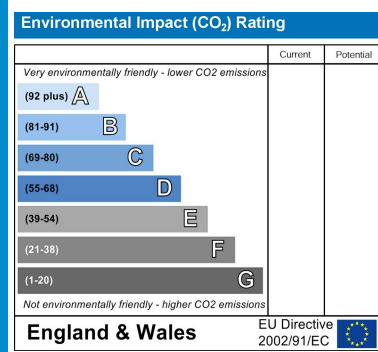
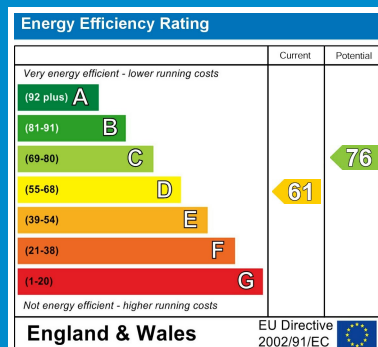
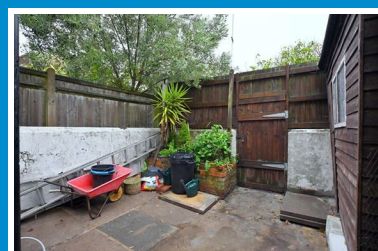
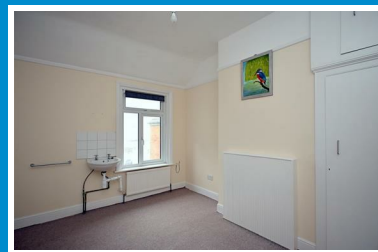
FOR CLARIFICATION:

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 ENGLECY.





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.

Also at: 11 High Street, Hailsham, East Sussex BN27 1AL ☎(01323) 440000 Fax: (01323) 440750