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Taylor Engley



54 Pococks Road, Rodmill, Eastbourne, East Sussex, BN21 2RP

Guide Price £350,000 Freehold

An opportunity has arisen to acquire this **DECEPTIVELY SPACIOUS TWO BEDROOMED DETACHED BUNGALOW**, in this favoured Rodmill location. The property formerly a three bedroomed bungalow that can easily be reconfigured to its original layout is well suited for a family or retirees is noted to benefit from sealed unit double glazing, gas fired central heating, spacious 'L' shaped lounge/dining room, on-site garage and has gardens to front and rear. The property provides a good investment opportunity and is priced for a quick sale with no onward chain. EPC=D.



The property is conveniently located being within close proximity to local shops and amenities in nearby Framfield Way with regular bus services provided on Rodmill Drive. Eastbourne's town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately one mile distant.

*** ENTRANCE HALL * SITTING/DINING ROOM * KITCHEN * INNER HALL * TWO DOUBLE BEDROOMS * SHOWER ROOM * SEPARATE WC * ON-SITE GARAGE * GARDENS TO FRONT AND REAR * THIS DESIGN WITH TWO DOUBLE BEDROOMS IS THE SAME SQUARE FOOTAGE AS THREE BEDROOMED BUNGALOWS WITHIN THIS ROAD * MASTER BEDROOM CAN BE SIMPLY BE CONVERTED BACK TO A 3 BEDROOM LAYOUT * EXTENSIVE VIEWS TOWARDS THE SEA, BEXHILL AND HASTINS BEYOND FORM THE LIVING ROOM * CHAIN FREE ***



The accommodation

Comprises:

Double glazed front door opening to;

Entrance Hall

Radiator, cupboard housing gas meter and fuse box, enclosed cupboard housing Worcester Bosch Green Style 37 CDI combination point for the provision of gas fired central heating and domestic hot water.

'L' Shaped Lounge/Dining Room

21'0 x 14'8 narrowing to 11'2 (6.40m x 4.47m narrowing to 3.40m)

Upvc full length windows to front with views over Eastbourne, feature fireplace with electric and adjacent gas point, telephone point, television point, dining area with additional upvc window to front, radiator, three wall light point. Interconnecting door to kitchen.

Kitchen

10'2 x 8'10 (3.10m x 2.69m)

Comprehensive range of matching eye and base level units with complimentary moulded worktop surfaces with inset single drainer stainless steel sink unit with mixer tap, space and slit-in for electric cooker, extractor hood over, space and plumbing for washing machine, space for fridge freezer, part tiled walls in complimentary tiling, upvc windows to side, external door providing access to front and rear.

Inner Hall

Thermostat, radiator.

Bedroom 1

20' x 12'1 narrowing to 8' (6.10m x 3.68m narrowing to 2.44m)

Double glazed windows, radiator. built-in double wardrobe, coved ceiling.

Bedroom 2

11'9 x 9'4 (3.58m x 2.84m)

Upvc windows to rear, radiator, coved ceiling.

Shower Room

Fully tiled shower cubicle with stainless steel shower unit, radiator, obscure window to side, fully tiled walls, pedestal wash hand basin with mono bloc mixers, obscure window to side.

Cloakroom/Wc

Low level wc, obscure window to side.

Outside

On-Site Garage

Situated to the front of the property with up and over door and having off road parking to side for one vehicle.

Rear Garden

Patio area to immediate rear with steps leading to secluded area of lawn with a selection of shrubs.

Front Garden

Principally laid to lawn with steps and pathway to front door.

COUNCIL TAX BAND:

Council Tax Band - 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

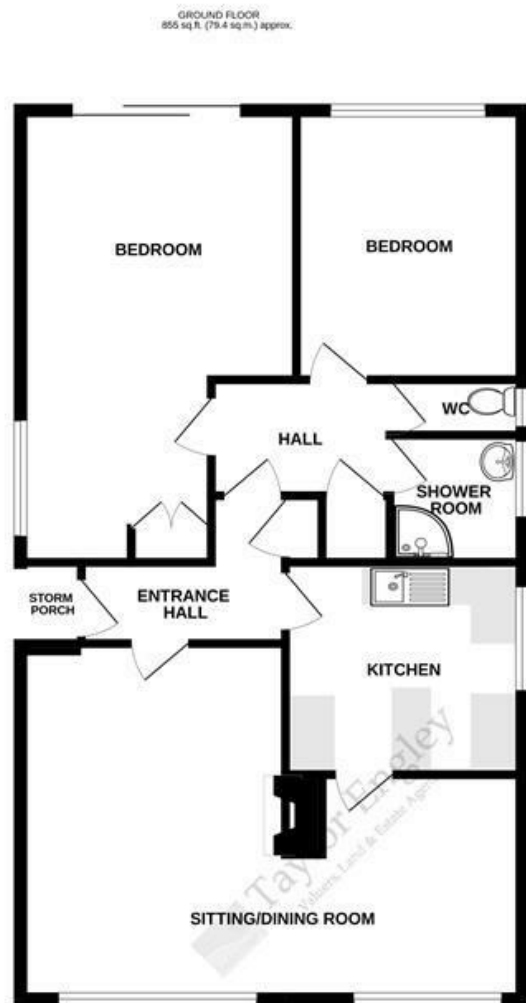
FOR CLARIFICATION:

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.

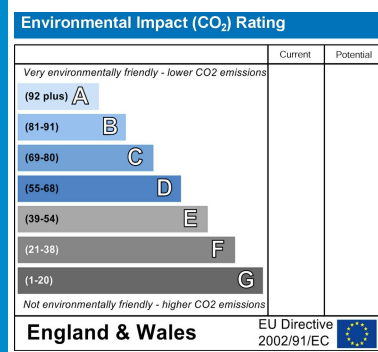
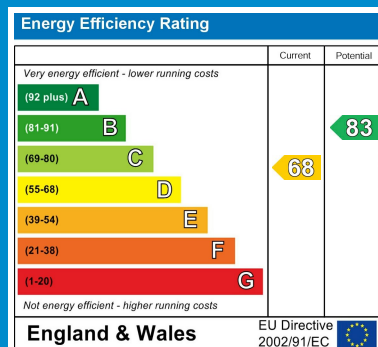
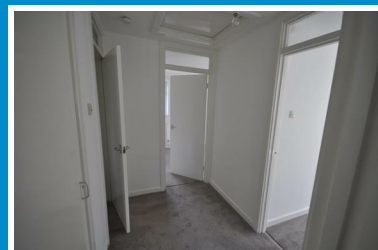
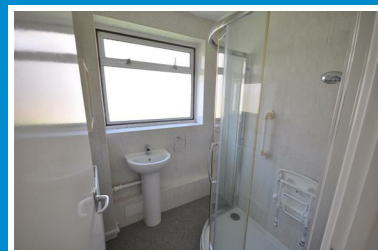
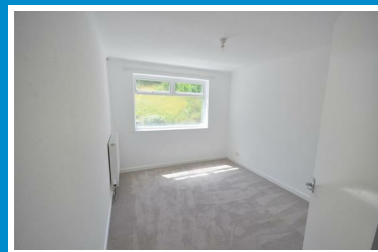




TOTAL FLOOR AREA : 1035 sq.ft. (96.2 sq.m.) approx.

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

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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