

Valuers, Land & Estate Agents

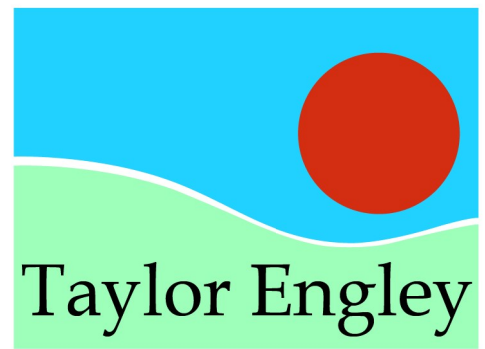
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79 Hurst Road, Upperton, Eastbourne, East Sussex, BN21 2PN

Price £360,000 Freehold

Taylor Engley are delighted to offer to the market this very nicely presented **THREE BEDROOMED** period property, situated in the sought after Upperton area of Eastbourne . Having been much improved by the current owners, this spacious home retains many of it's classic original features including fireplaces, ornate mouldings and picture rails and has accommodation comprising: entrance hall, living room, separate dining room, kitchen/breakfast room, a particularly spacious master bedroom, two further bedrooms and a bathroom. There is also an attractive lawned garden at the rear enjoying a westerly aspect.



Local shopping facilities are available in nearby Framfield Way, whilst Eastbourne's District General Hospital is also close by. The property is also ideally situated for access to the popular schools in Old Town including Cavendish with an 'outstanding' early years rating. Eastbourne's town centre, with it's comprehensive shopping facilities and mainline railway station are situated approximately one and a half miles distant.

*** ENTRANCE HALL * LIVING ROOM * DINING ROOM * KITCHEN/BREAKFAST ROOM * THREE BEDROOMS * BATHROOM * WESTERLY GARDEN**



The accommodation

Comprises:

Front Door

To;

Entrance Hall

Ornate archway, radiator, understairs cupboard housing fuses.

Living Room

15'5 x 13'6 (4.70m x 4.11m)

Cast iron fireplace with ornate tiling and timber surround, television point, radiator, bay window to front.

Dining Room

11'8 x 11'6 (3.56m x 3.51m)

Fireplace with ornate tiling and timber surround, radiator, window to rear.

Kitchen/Breakfast Room

13'11 x 9'5 (4.24m x 2.87m)

Having a selection of eye and base level units with work surface, porcelain sink unit with mixer tap, integrated oven and gas hob, space for appliances including washing machine, tumble dryer and fridge freezer, part tiled walls, tiled floor, radiator, windows to side and rear, door to rear garden.

Stairs rising from entrance hall to:

First Floor Landing

With hatch to loft.

Bedroom 1

17'1 x 12'11 (5.21m x 3.94m)

Cast iron fireplace with ornate tiling and pine surround, two radiators, windows to front.

Bedroom 2

11'7 x 11'5 (3.53m x 3.48m)

Cast iron fireplace with timber surround, radiator, window to rear.

Bedroom 3

9'9 x 6'6 (2.97m x 1.98m)

(Measurements exclude door recess)

Radiator, window to rear.

Bathroom

White suite comprising bath with mixer tap and shower attachment, wash hand basin, low level w.c, tiled walls, window to side.

Rear Garden

Measuring 48' in length at the longest section, shortening to 34', having patio area to immediate rear with steps leading to raised lawn with decked area and raised borders with a selection of plants and shrubs, timber shed and gate to rear.

COUNCIL TAX BAND:

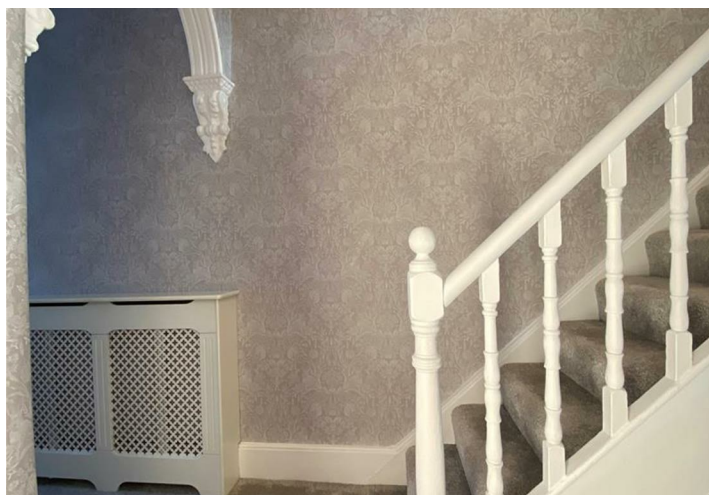
Council Tax Band - B £ 1643.54 Eastbourne Borough Council until 31st March 2022.

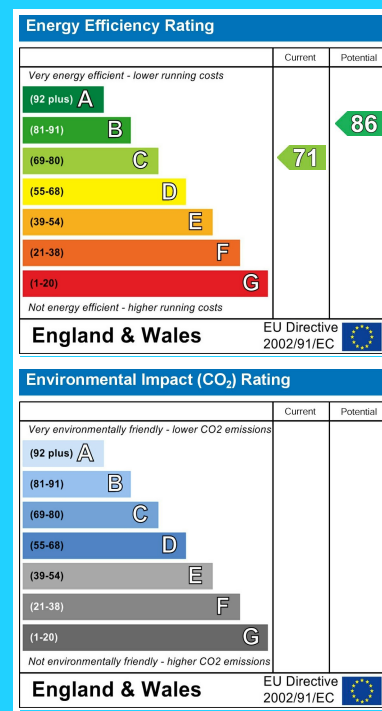
FOR CLARIFICATION:

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 10.00 a.m - 4.00 p.m Sundays

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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