

Valuers, Land & Estate Agents

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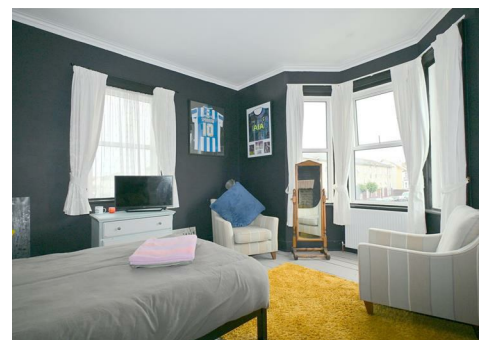
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est. 1978

Taylor Engley



25 Carlton Road, Eastbourne, East Sussex, BN22 7EN

Asking Price £375,000 Freehold

Taylor Engley are pleased to offer to the market this spacious and imposing **FOUR BEDROOMED END OF TERRACED HOUSE** occupying a corner plot, in the Redoubt area of Eastbourne. This bay fronted property benefits from gas fired central heating and has features that include a sitting room, separate dining room, spacious kitchen/breakfast room, ground floor bathroom, four first floor bedrooms and a shower room. Outside there is a courtyard garden which can also be used for off road parking accessible via the dropped curb. There is also a studio room in the garden.



Local shopping facilities can be found in the nearby Seaside and bus service serve the local area. Eastbourne town centre which offers a comprehensive shopping facilities and mainline railway station, situated approximately one mile distant.

*** BAY FRONTED CHARACTER HOME * LIVING ROOM * DINING ROOM/OPTIONAL BEDROOM 5 * KITCHEN/BREAKFAST ROOM * GROUND FLOOR BATHROOM * FOUR FIRST FLOOR BEDROOMS * SHOWER ROOM * COURTYARD GARDEN/OFF ROAD PARKING * STUDIO IN REAR GARDEN * CHAIN FREE ***



The accommodation

Comprises:

Front door opening to:

Entrance Hall

Radiator, hatch to cellar, understairs cupboard

Living Room

17'7 max x 14'7 max (5.36m max x 4.45m max)
(Maximum measurements into bays)

Fire Place with cast iron/tiled inset, two radiators, bay windows to front and side.

Dining Room/Optional Bedroom 5

11'2 x 11'6 max (3.40m x 3.51m max)
(11'6 max into bay)

Outlook to front.

Kitchen/Breakfast Room

17'1 max x 14'10 max (5.21m max x 4.52m max)
(17'1 max x 14'10 max reducing to 9'1)

Having a selection of eye and base level units with work surface, sink unit, cooker, space and plumbing for washing machine, Worcester wall mounted boiler, radiator, window to front, door opening to conservatory.

Conservatory

11'6 x 6'7 (3.51m x 2.01m)
Timber framed conservatory, door to garden and door to ground floor bathroom.

Ground Floor Bathroom

White suite comprising low level wc, wash hand basin, bath with shower over, tiled walls, window to rear.

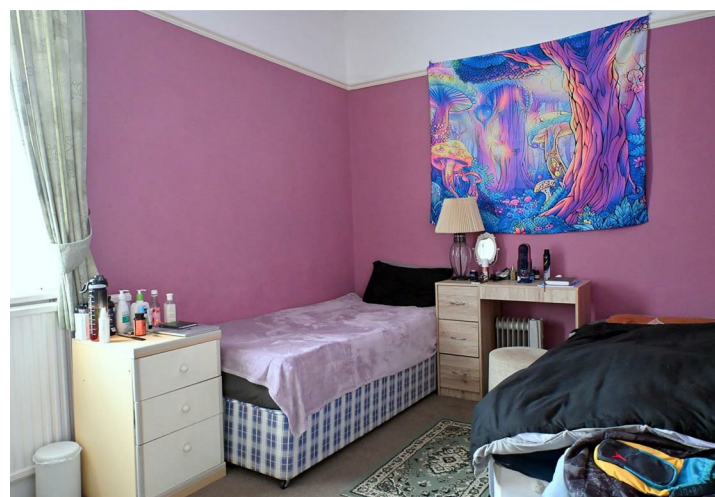
Stairs rising from entrance hall to:

First Floor Landing

Hatch to loft.

Bedroom 1

15'1 max x 14'8 (4.60m max x 4.47m)
(15'1 max into bay)



Radiator, wash hand basin in vanity unit, bay window to side and front.

Bedroom 2

14'9 x 9'2 (4.50m x 2.79m)
Radiator, wash hand basin, window to front.

Bedroom 3

11'5 max x 8'1 (3.48m max x 2.46m)
Basin, radiator, window to front.

Bedroom 4

8'5 x 7'5 max into recess (2.57m x 2.26m max into recess)
(7'5 extending to 11'5 into door recess)

Basin, radiator, window to side.

Shower Room

Comprises shower cubicle, low level wc, wash hand basin, radiator, wall mounted electric fan heater, tiled walls, window to side.

Outside

Rear Courtyard Garden

Being paved and can be used for either a courtyard garden or off road parking with double gates opening onto Carlton Road where there is a dropped curb. Garden store shed adjacent studio room.

Garden Studio Room

17'7 x 11' (5.36m x 3.35m)
Located in the rear courtyard garden.

COUNCIL TAX BAND:

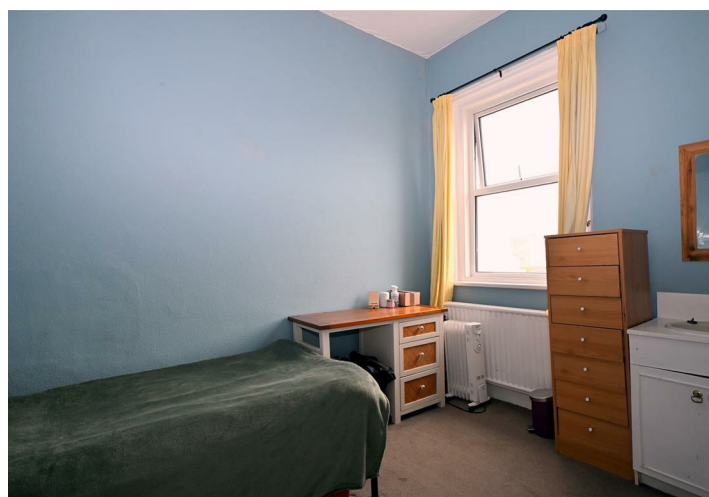
Council Tax Band - 'D' Eastbourne Borough Council

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.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLE.



Carlton Road, Eastbourne, BN22

Approximate Area = 1516 sq ft / 141 sq m

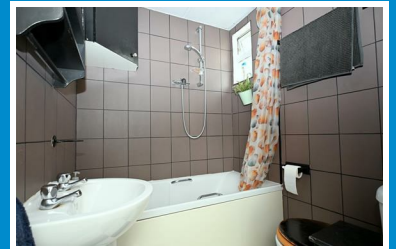
Outbuildings = 252 sq ft / 23 sq m

Total = 1768 sq ft / 164 sq m

For identification only - Not to scale



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2022. Produced for Taylor Engley Limited. REF: 865159



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		82
	62	
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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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