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Taylor Engley



41 Selwyn Road, Upperton, Eastbourne, East Sussex, BN21 2LJ

Guide Price £625,000 Freehold

An excellent opportunity to purchase this well presented INDIVIDUALLY STYLED 1960'S BUILT THREE BEDROOMED DETACHED HOME, in this favoured Upperton location. The property offers spacious accommodation throughout with three reception rooms - one currently configured as a ground floor bedroom, family kitchen and sun porch with attractive south facing lawned gardens to rear. The property additionally offers an on-site garage with additional parking and far reaching views to the South Downs are afforded from the rear of the property. The property is being sold chain free.



The property is located in the favoured Upperton district of Eastbourne enjoying far reaching views towards the South Downs whilst Eastbourne's town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately one miles distant.

*** OPEN PORCH * RECEPTION HALL * SITTING ROOM * DINING ROOM * STUDY/OPTIONAL BEDROOM THREE * SUN PORCH * KITCHEN * GROUND FLOOR SHOWER ROOM/WC * TWO FIRST FLOOR BEDROOMS * ON-SITE GARAGE * FIRST FLOOR CLOAKROOM/WC * GARDENS TO FRONT AND REAR * CHAIN FREE ***



The accommodation

Comprises:

OPEN PORCH

Covered porch with front door opening to:

RECEPTION HALL

10'0 x 7'10 (3.05m x 2.39m)

Spacious reception area with double radiator, coved ceiling, under stairs storage cupboard.

CLOAKROOM/WC

With a low level wc, radiator, upvc obscure window to rear.

SITTING ROOM

16'0 x 12'0 (4.88m x 3.66m)

With double glazed windows to rear, feature open fireplace surround (untested) coved ceiling, two double radiators, television aerial point, two wall light points.

DINING ROOM

12'0 x 9'10 (3.66m x 3.00m)

Windows to rear, double radiator.

GROUND FLOOR BEDROOM THREE/STUDY

14'0 x 13'5 (4.27m x 4.09m)

Currently configured as a ground floor bedroom, uPVC leaded light windows to front, double radiator, coved ceiling.

KITCHEN

11'10 x 10'10 (3.61m x 3.30m)

Having a range of matching eye and base level units with complimentary rolled edge moulded worktop surfaces with inset single bowl sink unit with mixer taps. Space and plumbing for washing machine, integrated dishwasher, four burner Stoves gas hob with extractor above, part tiled walls, door to lobby with recess with electrical fuse board. uPVC windows to rear.

GROUND FLOOR SHOWER ROOM

With an accessible shower with seat and thermostatic shower unit over, fully tiled walls, uPVC obscured windows to front and side, radiator, fully tiled walls.

SUN PORCH

10'6 x 6'0 (3.20m x 1.83m)

Accessed via the dining room with access on to the rear garden, being part brick and glazed construction with far reaching views to the South Downs.

Stairs rising to:

First Floor Landing

Spacious landing with windows to rear with far reaching views towards the South Downs.

BEDROOM ONE

18'6 x 13'6 (5.64m x 4.11m)

Being dual aspect leaded light uPVC windows to front and side, built in double wardrobe, coved ceiling.

BEDROOM TWO

13'10 max 13'0 (4.22m max 3.96m)

uPVC leaded light windows to front, double radiator, built-in single wardrobe.

FIRST FLOOR CLOAKROOM/WC

12'10 x 5'8

With a low level wc, pedestal hand wash basin, low level wc, double radiator, fully tiled walls upvc obscure windows to side.

GARAGE

18'7 x 9'6 (5.66m x 2.90m)

With electric up and over door, power and light, personal access sliding door to side. Additional adjacent storage area with further storage area to the rear of the garage.

DRIVEWAY PARKING

Parking for a couple of vehicles on the driveway.

GARDENS TO FRONT

Principally laid to lawn with flower borders set within a dwarf brick wall.

GARDENS TO REAR

Being a particular feature of the property with spacious patio area leading to area principally laid to lawn interspersed with shrub and rose borders to sides with a southerly aspect, patio area extends to the sides of the property.

COUNCIL TAX BAND:

Council Tax Band - 'E Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:

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

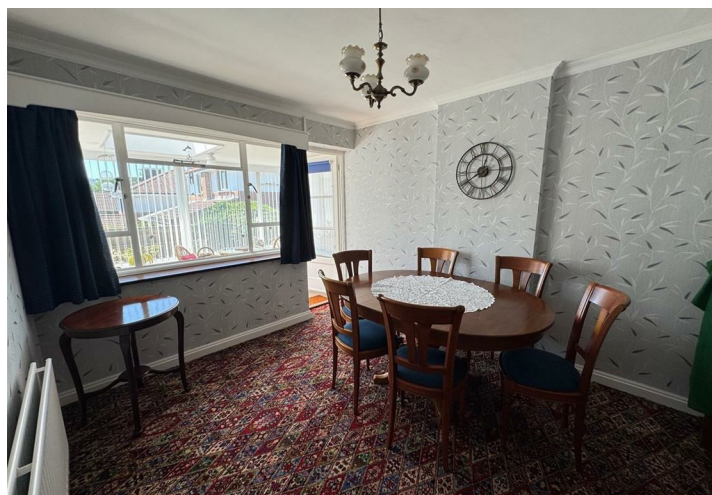
www.checker.ofcom.org.uk

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.

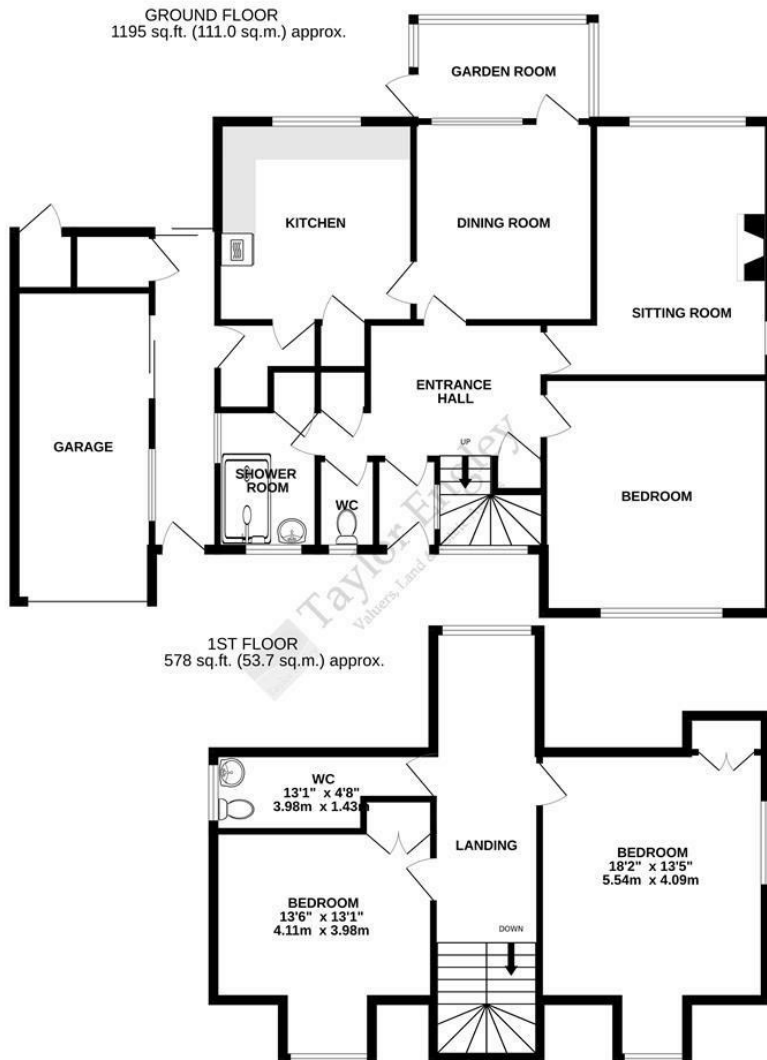
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.



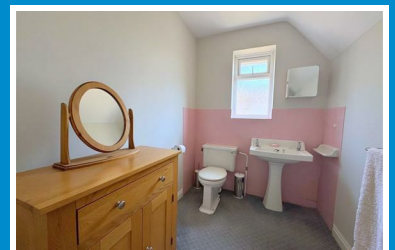






TOTAL FLOOR AREA: 1773 sq.ft. (164.7 sq.m.) approx.

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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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		
	54	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

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Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

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