

**Valuers, Land & Estate Agents**

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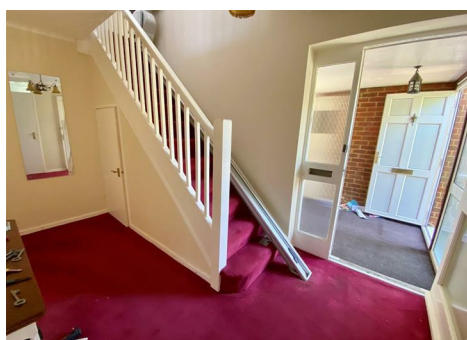
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**Taylor Engley**



**69 Burton Road, Rodmill, Eastbourne, East Sussex, BN21 2RF**

**Price £369,950 Freehold**

**CHAIN FREE THREE BEDROOM LINK DETACHED HOUSE** located at the end of a cul de sac in favoured Rodmill. Although the property requires modernization throughout the property offers good size accommodation to include a spacious entrance porch leading to a utility area, kitchen, large sitting room with doors leading the conservatory. Upstairs comprises of three good size bedrooms and shower room/wc. To the outside offers ample off road parking leading to a garage and private rear garden - viewing is highly recommended!! EPC D





**\* CHAIN FREE \* THREE BEDROOMS \* LARGE ENTRANCE VESTIBULE \* UTILITY/REAR LOBBY \* KITCHEN \* GOOD SIZE SITTING ROOM \* CONSERVATORY \* SHOWER ROOM/WC \* DOUBLE GLAZED \* GAS CENTRAL HEATING \* GARAGE \* AMPLE PARKING \* REAR GARDEN \* EPC D**



## ACCOMMODATION COMPRISES

Front door leading into

### ENTRANCE VESTIBULE

7'5 x 6'2 (2.26m x 1.88m)

Personal door leads to the garage and door to

### UTILITY AREA/REAR LOBBY

6'2 x 5'2 (1.88m x 1.57m)

Door to the rear garden

### HALLWAY

Telephone socket, radiator, understairs storage cupboard housing the fuse box

### CLOAKROOM

Low level WC, wash hand basin with cupboard under, Main wall mounted gas boiler, double glazed window.

### LIVING ROOM

20'8 x 17'8 reducing to 10'11 (6.30m x 5.38m reducing to 3.33m)

Purbeck stone fireplace with Living Flame gas fire, television aerial socket, two radiators, wall lights, double glazed window to side, sliding patio door to

### CONSERVATORY

15'11 x 8'7 (4.85m x 2.62m)

Exposed block wood floor, polycarbonate roof, power and light, door leads to the rear garden

### KITCHEN

10'11 x 8'4 (3.33m x 2.54m)

Kitchen is fitted with wall and base units incorporating cupboards and drawers, ample work top surface, single drainer sink unit with mixer tap, Neff electric oven with four ring gas hob with extractor over, under counter Neff fridge, plumbing for washing machine, tiled walls, radiator, double glazed window to front, glazed serving hatch to the sitting room

### FIRST FLOOR LANDING

Airing cupboard with radiator, double glazed window to side, hatch to loft space

### BEDROOM ONE

15'8 x 9'11 (4.78m x 3.02m)

Two double built in wardrobes, double glazed window to the rear

### BEDROOM TWO

11' x 10'5 (3.35m x 3.18m)

Double glazed window to the front, radiator

### BEDROOM THREE

11' x 8'9 (3.35m x 2.67m)

Double glazed window to side

### SHOWER ROOM/WC

Enclosed fully tiled shower cubicle, low level flush wc, pedestal wash hand basin, obscure double glazed window to side, radiator.

### GARAGE

17'11 x 8'7 (5.46m x 2.62m)

Light and power, personal door to entrance vestibule, up and over garage door

### OUTSIDE TO FRONT

Large area of lawn, ample off road parking leading to the garage

### REAR GARDEN

Laid to lawn with borders, gate to rear pedestrian access

### COUNCIL TAX BAND:

Council Tax Band - D

### BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:  
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

### ENERGY EFFICIENCY RATING

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.

### VIEWING ARRANGEMENTS

All appointments are to be made through TAYLOR ENGLELY.



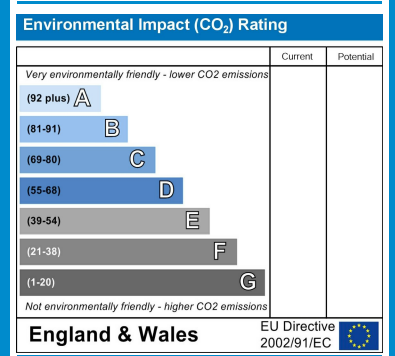
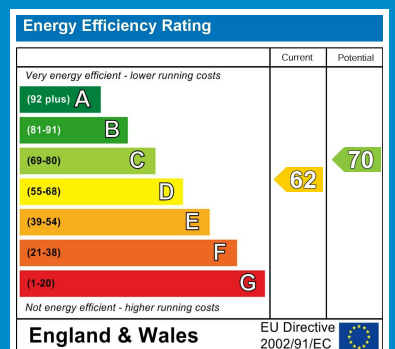












**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

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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