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Taylor Engley



159 Ashford Road, Eastbourne, Eastbourne, East Sussex, BN21 3UA

Guide Price £365,000 Freehold

A rare opportunity arises to purchase this individual FOUR BEDROOMED LINKED HOME, occupying a convenient central location. The property provides ideal family accommodation and is offered with the benefit of gas fired central heating and double glazed windows. Features included a spacious sitting/dining room, cloakroom, first floor shower room and separate wc. Outside there are attractive established gardens to the rear a garage and driveway parking.



The property occupies an extremely convenient central location being within level walking distance of Eastbourne's Town Centre, which offers an extensive range of shopping facilities, a mainline railway station and bus service. The seafront is also within walking distance.

*** INDIVIDUAL HOME * CONVENIENT CENTRAL LOCATION * FOUR BEDROOMS * SPACIOUS SITTING/DINING ROOM * CLOAKROOM * KITCHEN * SHOWER ROOM * GARAGE * DRIVEWAY PARKING SPACE * ATTRACTIVE REAR GARDEN * GAS FIRED CENTRAL HEATING * DOUBLE GLAZED WINDOWS * CHAIN FREE***



The accommodation

Comprises:

Front door to:

Porch

Glazed door to:

Entrance Hall

Radiator, central heating thermostat, store cupboard housing electric meter and shelving.

Cloakroom

Low level wc, wash hand basin set into cupboard unit, radiator, window to side.

Sitting/Dining Room

25'7 x 10'10 (7.80m x 3.30m)

Spacious double aspect room, York Stone fire place with fitted living flame gas fire, serving hatch from kitchen, two radiators, doors to rear garden.

Kitchen

9'7 x 7'8 (2.92m x 2.34m)

(Maximum measurements include depth of fitted units)

Single drainer stainless steel sink unit, work surface and tiled splash back, range of base and wall mounted cupboards, floor based Ideal gas fired boiler, space and plumbing for washing machine, integrated fridge, space for slot in oven, outlook to front and door to covered side way.

Covered Side way

With access to front and rear, integral store cupboard, personal door to garage, lighting.

Stairs from hall to:

First Floor Landing

Built in store cupboard, loft hatch to roof space, two windows to front.

Bedroom 1

12'11 max x 10'10 max (3.94m max x 3.30m max)

(12'11 max to cupboard front)

Double aspect room with outlook to side and rear, two built-in wardrobe cupboards, airing cupboard,

Bedroom 2

10'11 x 10'5 (3.33m x 3.18m)

Built-in wardrobe, radiator, outlook to rear.

Bedroom 3

13' x 11'8 max (3.96m x 3.56m max)

(11'8 max reducing to 8'2)

Through room with outlook to front and rear, radiator.

Bedroom 4

9'11 max x 7'9 max (3.02m max x 2.36m max)

(Maximum measurements including depth of stairwell box)

Radiator, outlook to front.

Shower Room

Tiled shower cubical, wash hand basin set into cabinet, part tiled walls, radiator, window to front.

Separate Wc

low level wc, wash hand basin, window to front.

Garage

16'5 x 8'3 max (5.00m x 2.51m max)

(16'5 max extending to 19'11 into recess, maximum measurements include depth of internal pillars, structures and fittings)

Light and power, single glazed window to rear, personal door to covered side way.

Front Garden

Being mainly paved with planters/tubs and driveway parking space proceeding garage.

Rear Garden

Considered to be a feature of the property, having lawned area and well stocked borders with a variety of shrubs, patio area to immediate rear of property, outside tap.

COUNCIL TAX BAND:

Council Tax Band - 'B' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:

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

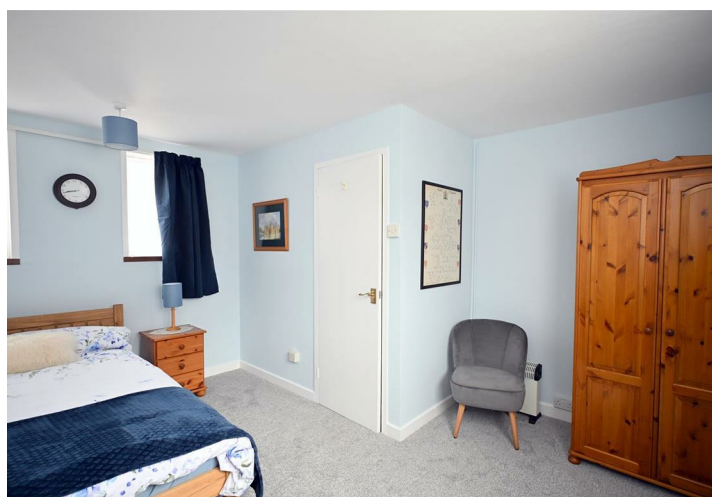
www.checker.ofcom.org.uk

FOR CLARIFICATION:

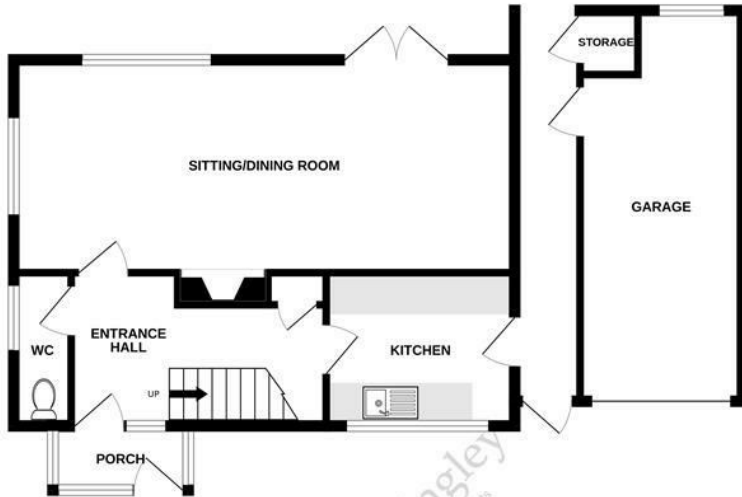
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

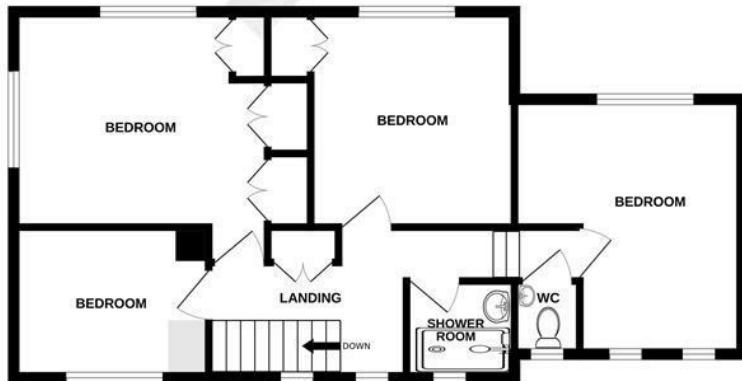
All appointments are to be made through TAYLOR ENGLE Y.



GROUND FLOOR
728 sq.ft. (67.7 sq.m.) approx.



1ST FLOOR
629 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA : 1358 sq.ft. (126.1 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	56	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

Environmental Impact (CO₂) 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,

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