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Taylor Engley



Woodcote, 58 Friday Street, Eastbourne, BN23 8AY

Price Guide £525,000 Freehold

**** CHAIN FREE ** An EXCEPTIONALLY SPACIOUS four bedroom detached house set in a good size plot, with ample parking to front and an attractive garden to rear. This property would make a fantastic family home, with two spacious reception rooms, a modern fitted kitchen and four large double bedrooms, two with en-suite facilities. GAS FIRED CENTRAL HEATING & SEALED UNIT DOUBLE GLAZING. VIEWINGS ARE RECOMMENDED TO FULLY APPRECIATE THE SIZE OF THIS PROPERTY.**

EPC = D



*** ENTRANCE PORCH * HALLWAY * CLOAKROOM/WC * SITTING ROOM * MODERN FITTED KITCHEN * DINING ROOM * FOUR DOUBLE BEDROOMS - TWO WITH EN-SUITE FACILITES * FAMILY BATHROOM * LARGE GARDEN * GARAGE * SPACIOUS DRIVEWAY ***



FRONT DOOR TO:

ENTRANCE PORCH

7'9 x 5'3 (2.36m x 1.60m)

Double aspect room with windows to front and side, door to:

HALLWAY

Wood laminate flooring, radiator, built-in storage cupboard, internal door to garage.

CLOAKROOM/WC

White suite comprising low level WC, washbasin, radiator, window to front.

SITTING ROOM

17'9 x 17'9 max (5.41m x 5.41m max)

Window and patio doors overlooking the rear garden, brick fireplace surround with inset gas fire, two radiators, understairs storage cupboard.

DINING ROOM

16'3 x 9'7 (4.95m x 2.92m)

Double aspect room with windows over looking the front and side, radiator.

KITCHEN

17'12 x 9'7 (5.18m x 2.92m)

Fitted with a modern range of cupboards and drawers, Rangemaster cooker with extractor hood over, worksurfaces, large integral fridge, large integral freezer, space and plumbing for washing machine and dishwasher, one and a half bowl sink unit, window overlooking the rear garden, radiator, door to garden. (We have been informed the kitchen was replaced approximately three years ago).

From the hallway stairs rise to the first floor landing with window to side, radiator, large airing cupboard and hatch to loft space.

BEDROOM ONE

13'8 x 13'6 max (4.17m x 4.11m max)

Window overlooking the rear garden, radiator, built-in double wardrobe cupboard.

EN-SUITE SHOWER ROOM

Suite comprising WC washbasin, shower, built-in cupboards, heated towel rail, Velux window.

BEDROOM TWO

13'2 x 12'6 max (4.01m x 3.81m max)

Window with outlook to front, radiator, built-in double wardrobe cupboard.

EN-SUITE WC

Suite comprising WC, washbasin and heated towel rail.

BEDROOM THREE

13'5 x 12'6 max (4.09m x 3.81m max)

Radiator, window overlooking the rear garden, built-in double wardrobe cupboard.

BEDROOM FOUR

13'7 x 10'4 (4.14m x 3.15m)

Window with outlook to front, radiator, built-in double wardrobe cupboard, washbasin.

FAMILY BATHROOM

Suite comprising WC, washbasin, double ended bath with shower over, radiator, window to side, built-in cupboards.

GARAGE & PARKING

19'9 x 9'8 garage (6.02m x 2.95m garage)

Spacious garage with up and over door to front, internal door to hallway, wall mounted gas boiler, built-in cupboards, power and light. There is a large driveway to the front of the property (we have been informed the driveway was replaced approximately three years ago), providing off road parking for numerous vehicles.

GARDEN

Patio area, lawn, timber sheds, gate to front, mature trees.

BROADBAND AND MOBILE PHONE CHECKER:

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

www.checker.ofcom.org.uk

COUNCIL TAX BAND:

Council Tax Band F.

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:

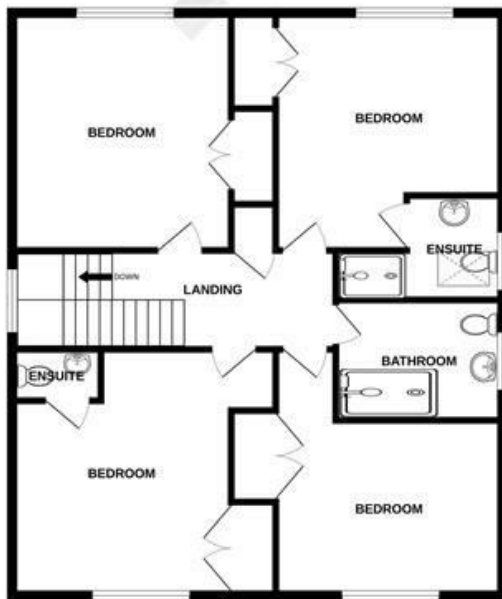
All appointments are to be made through TAYLOR ENGLEBY.



GROUND FLOOR
1030 sq.ft. (95.7 sq.m.) approx.



1ST FLOOR
961 sq.ft. (89.3 sq.m.) approx.



TOTAL FLOOR AREA: 1991 sq.ft. (185.0 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	66	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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