

Valuers, Land & Estate Agents

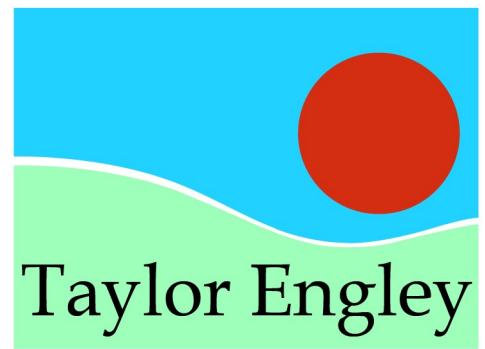
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1 Harding Avenue, Roselands, Eastbourne, East Sussex, BN22 8PH

Chain Free £435,000 Freehold

Taylor Engley are delighted to offer to the market this particularly spacious, extended **THREE BEDROOMED** semi-detached house situated in the popular Roselands area of Eastbourne. Available chain free, this spacious home has accommodation comprising, entrance porch, hall, living room, dining room, extended kitchen/breakfast room, utility room, ground floor shower room, three first floor bedrooms, family bathroom and an attic room. The south westerly facing lawned rear garden is considered a particular feature of the house, whilst an integral garage and the off-road parking is also considered a particular benefit.



Shopping facilities are available on nearby Seaside, whilst Eastbourne's town centre, with it's comprehensive shopping facilities situated approximately one mile distant.

*** ENTRANCE PORCH * HALL * LIVING ROOM * DINING ROOM * KITCHEN/BREAKFAST ROOM * UTILITY ROOM * GROUND FLOOR SHOWER ROOM * THREE BEDROOMS * FAMILY BATHROOM * ATTIC ROOM * SOUTH WESTERLY REAR GARDEN * INTEGRAL GARAGE * OFF-ROAD PARKING * CHAIN FREE**



The accommodation

Comprises:

Front Door

To:

Entrance Porch

Door to Garage, door to:

Hall

Understairs cupboard, radiator.

Living Room

15'8 x 10'10 (4.78m x 3.30m)
(15'8 into bay)

Limestone fireplace, two radiators, window to front.

Dining Room

13'10 x 10'4 (4.22m x 3.15m)
Radiator, doors to rear.

Kitchen/Breakfast Room

17'7 x 13'11 (5.36m x 4.24m)
(13'11 narrows to 9'1)

Having a selection of white gloss eye and base level units with work surface, one and a half bowl stainless steel sink unit with mixer tap, freestanding cooker, integrated dishwasher and fridge/freezer, part tiled walls, broom cupboard, cupboard housing British Gas boiler, doors to garden, doors to inner hall.

Ground Floor Shower Room

White suite comprising double cubicle, low level w.c, wash hand basin, extractor fan.

Utility Room

10' x 5'5 (3.05m x 1.65m)
Having a selection of units, space for washing machine, door to Garage.

Stairs rising from hall to first floor landing.

Bedroom 1

15'7 x 11 (4.75m x 3.35m)
(Maximum measurements given)

Radiator, bay window to front.

Bedroom 2

13'10 x 10'5 (4.22m x 3.18m)
Having fitted wardrobes, radiator, window to rear.

Bedroom 3

10'5 x 7'6 (3.18m x 2.29m)
Radiator, fitted cupboard, window to rear.

Family Bathroom

White suite comprising spa bath, wash hand basin, low level w.c, part tiled walls, radiator, windows to front and side.

Stairs rising from first floor landing to:

Attic Room

11'3 x 11'2 (3.43m x 3.40m)
(Maximum measurements given, including space for stairs)

Having window to rear and door to remaining attic space.

Garage

18'10 x 10'3 (5.74m x 3.12m)
Having electric up and over door, power and lighting, personal door to Porch and personal door to Utility Room.

Off-Road Parking

Off-road parking for two to three vehicles.

Rear Garden

Enjoying south westerly aspect, having patio to immediate rear, leading to lawn, tapering towards the end with shed.

COUNCIL TAX BAND:

Council Tax Band - D £2113.12 Eastbourne Borough Council.

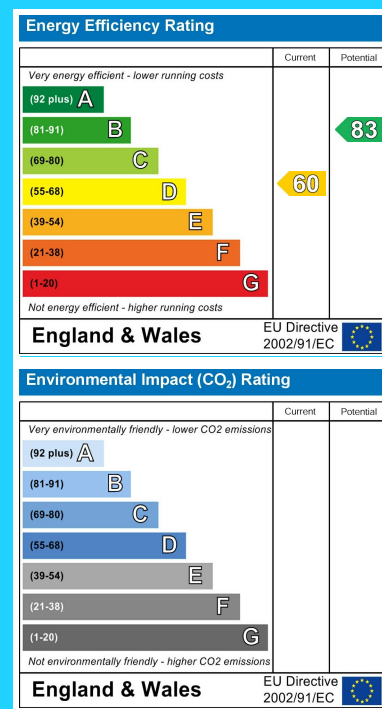
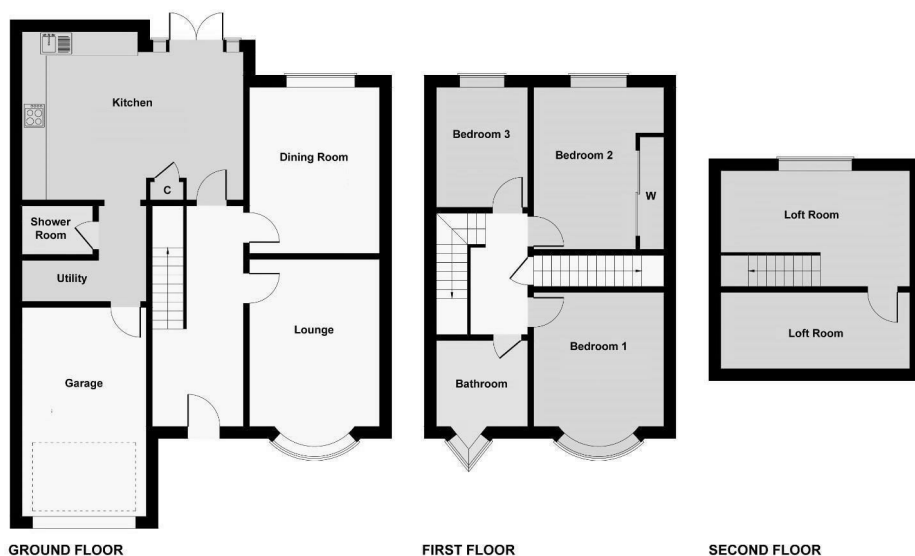
FOR CLARIFICATION:

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 ENGLEY.





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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