

**Valuers, Land & Estate Agents**

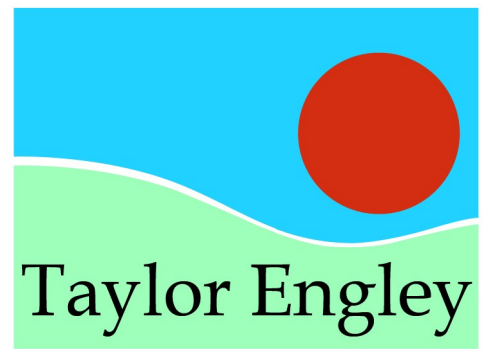
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**19 Motcombe Road, Old Town, Eastbourne, East Sussex, BN21 1QT**

**Guide Price £450,000 Freehold**

Taylor Engley are delighted to offer to the market this **ATTRACTIVE THREE BEDROOMED PERIOD PROPERTY** situated in the highly sought after Motcombe area of Old Town in Eastbourne. Available Chain Free - this beautifully presented house has been tastefully modernised by the current owner retaining many of its original features and has accommodation comprising entrance hall, living room, separate dining room, kitchen/breakfast room, ground floor wc, three bedrooms and a shower room.

To the rear there is an attractive lawned garden enjoying a southerly aspect.





**Motcombe is particularly popular due to its local shopping facilities and schools for children of all ages. Eastbourne's town centre with its comprehensive shopping facilities and mainline railway station is approximately one mile distant.**

**\* ENTRANCE HALL \* LIVING ROOM \* DINING ROOM \* GROUND FLOOR WC \* RE-FITTED KITCHEN/BREAKFAST ROOM \* THREE BEDROOMS \* RE-FITTED SHOWER ROOM \* LAWNED SOUTHERLY REAR GARDEN \* CHAIN FREE \***



## The accommodation

Comprises:

Front door opening to:

### Entrance Hall

Stripped pine flooring, archway with original mouldings, radiator, cupboard housing electric meter.

### Living Room

14'4 x 13'2 (4.37m x 4.01m)

Fireplace with ornate surround, television point, radiator, bay window to front.

### Dining Room

11'9 x 10'9 (3.58m x 3.28m)

Radiator, window to rear.

### Ground Floor Wc

Wash hand basin, low level wc, fuses, extractor fan.

### Re-Fitted Kitchen/Breakfast Room

13'7 x 10'11 (4.14m x 3.33m)

Having modern selection of eye and base level units with work surface, one and a half bowl stainless steel sink unit, selection of Neff integrated appliances including double oven, induction hob, extractor fan, dishwasher and fridge freezer, Bosch integrated washing machine, Worcester Bosch wall mounted combination boiler, radiator, window to side and rear, door to side.

Stairs rising from entrance hall to:

### First Floor Landing

Linen cupboard, radiator, two hatches to loft.

### Bedroom 1

16'9 x 11'7 (5.11m x 3.53m)

Feature fireplace, two radiators, windows to front.

### Bedroom 2

11'9 x 10'10 (3.58m x 3.30m)

Radiator, window to rear.

### Bedroom 3

10'11 x 6'4 (3.33m x 1.93m)

(6'4 expands into door recess to 11')

'L' shaped room, radiator, window to rear.

### Shower Room

White suite comprising corner shower cubicle, wash hand basin in vanity unit, low level wc, tiled walls, heated towel rail, widow to side.

### Outside

#### Rear Garden

Measuring approximately 35' (10.67m) in depth and enjoys a southerly aspect - having patio to immediate rear leading to lawn with borders well stocked with shrubs and plants, shed, gate to rear.

### COUNCIL TAX BAND:

Council Tax Band - 'C' Eastbourne Borough Council  
£1,878.32 until March 2022.

### 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:

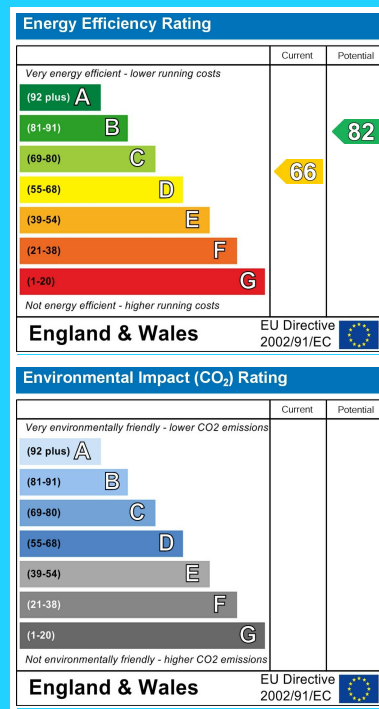
All appointments are to be made through TAYLOR ENGLE. Y.







19, Motcombe Road, Eastbourne



**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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