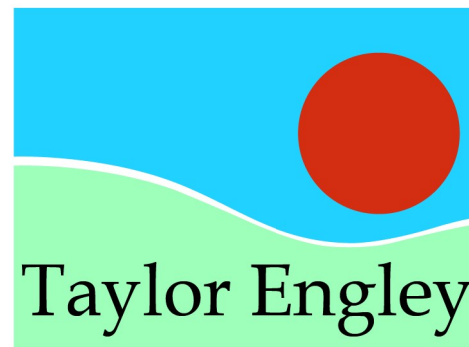


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95 Rotunda Road, St Anthony's, Eastbourne, East Sussex, BN23 6LQ
Guide Price £260,000 Freehold

An opportunity arises to acquire this TWO BEDROOMED semi-detached home, located in the popular St Anthony's area of Eastbourne. Although requiring some modernisation, the property is considered to offer much potential and has the benefit of gas fired central heating. Features include, 15'9 max x 12'6 max living room, 12' max x 8'6 max kitchen, two first floor bedrooms, shower room/w.c and an externally accessed basement room, leading onto under property storage area. There are also gardens to front and rear, the latter having double gates providing access to an off road car parking space within the garden area.



The property is conveniently located within the St Anthony's area of Eastbourne, being within close proximity to local shops in Winston Crescent and a Lidl store. Tesco's is approximately three quarters of a mile distant, whilst the Sovereign Harbour Retail Park, which includes an Asda store, is approximately one mile distant. Bus services pass along the nearby St Anthony's Avenue and Eastbourne's town centre is approximately two and a half miles distant, offering a comprehensive range of shopping facilities and a mainline railway station.

*** POPULAR ST ANTHONY'S AREA * LIVING ROOM * KITCHEN * CLOAKROOM * TWO BEDROOMS * SHOWER ROOM * GARDENS, THE REAR HAVING AN OFF ROAD CAR PARKING SPACE IF REQUIRED * EXTERNALLY ACCESSED BASEMENT ROOM, LEADING ONTO UNDER PROPERTY STORAGE AREA * GAS FIRED CENTRAL HEATING * CONVENIENT LOCATION FOR LOCAL SHOPS AND BUS SERVICES**



The accommodation

Comprises:

Front Door

To:

Hall

Radiator, door to:

Living Room

15'9 max into bay x 12'6 max (4.80m max into bay x 3.81m max)

(12'6 max including depth of chimney breast).

Fireplace, laminate flooring, radiator, outlook to front. Door to:

Inner Hall

Having door to side and door to:

Cloakroom

Low level w.c, wall mounted wash hand basin, window to side.

Utility/Store Room

Plumbing for washing machine, electric meter, window to rear.

Kitchen

12' x 8'6 (3.66m x 2.59m)

(Maximum measurements including depth of fitted units)

Comprises single drainer one and a half bowl sink unit with mixer tap, work surfaces with base units below, wall mounted cupboard, Hotpoint electric oven, Phillips four burner gas hob, space and plumbing for slimline dishwasher, space for fridge/freezer, outlook to rear.

Stairs rising from hall to:

First Floor Landing

Loft hatch to roof space.

Bedroom 1

12'7 x 11 max (3.84m x 3.35m max)

(12'7 extending to 15'7 max into recess)

Radiator, built-in cupboard with shelving, two windows with outlook to front.

Bedroom 2

11'9 x 8'7 max (3.58m x 2.62m max)

(8'7 max reducing to 7'2)

Radiator, outlook to rear.

Shower Room

Tiled shower cubicle, low level w.c, wash hand basin set into cupboard unit, radiator, window to rear.

Outside

Access to:

Basement Room

9' max x 8'5 max (2.74m max x 2.57m max)

(Approximately 9' max plus storage recess, maximum head for this basement room is height 5'10)

Laminate style flooring, radiator, fitted security shutter, double doors opening to rear garden.

Door from basement room to:

Under Property Storage Area

Having power and light and housing wall mounted gas fired boiler.

Rear Garden

Having lawned area, double gates to rear providing access to the off road car parking space within the rear garden of the property. The rear of the property is approached via Leeds Avenue. To the side of the property there is an outside tap to and integral store cupboard.

Front Garden

Having area of lawn.

COUNCIL TAX BAND:

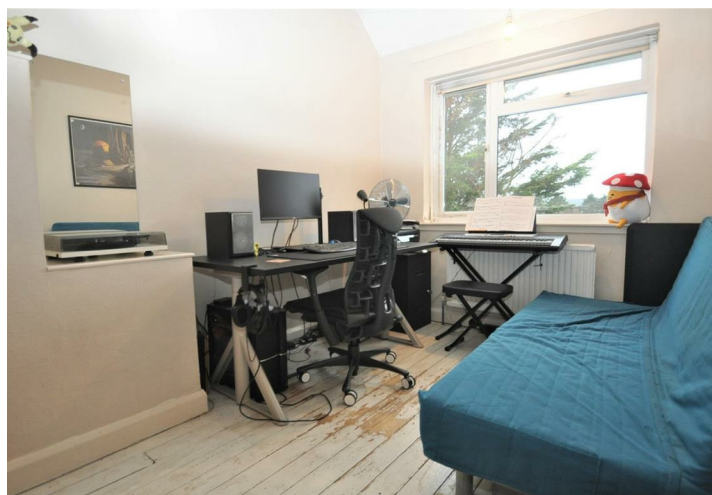
Council Tax Band - C £1878.32 Eastbourne Borough Council, until 31st March 2022.

FOR CLARIFICATION:

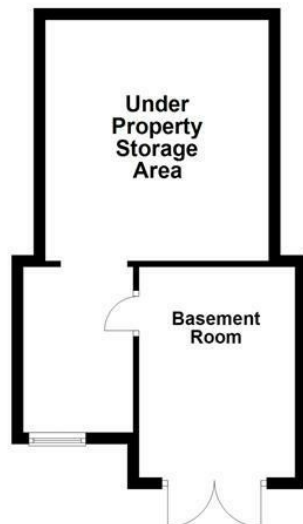
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.



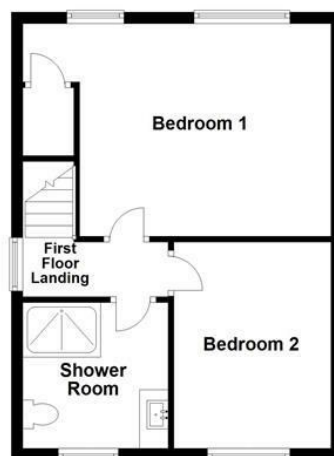
Basement



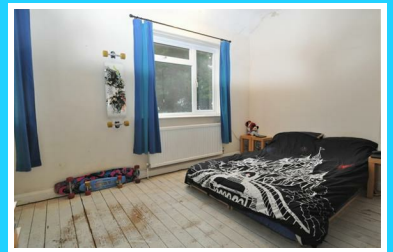
Ground Floor



First Floor



95, Rotunda Road, Eastbourne



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		68
(55-68) D		
(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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