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Taylor Engley



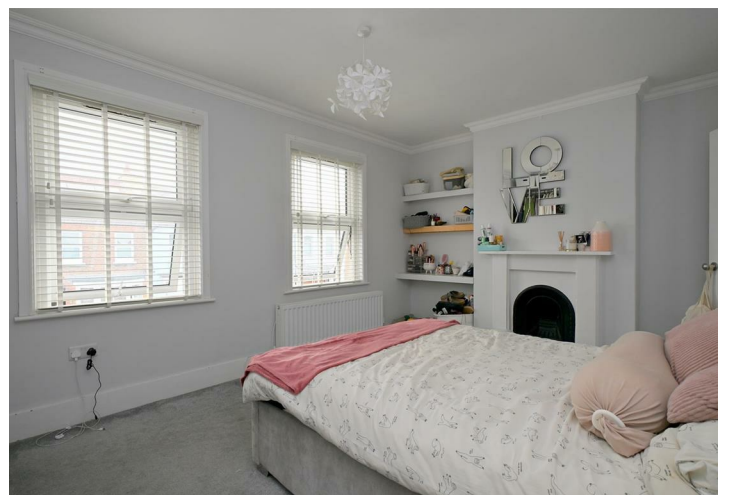
17 Eshton Road, Eastbourne, East Sussex, BN22 7ES
Asking Price £295,000 Freehold

A well presented TWO BEDROOMED BAY FRONTED TERRACE HOME, located in the popular Redoubt area of Eastbourne. The property is offered with the benefit of gas fired central heating, double glazed windows and has features that include two separate reception rooms, fitted kitchen, two double bedrooms, modern bathroom suite and a rear courtyard that enjoys a south westerly aspect.



The property is located in the popular Redoubt area of Eastbourne being within close proximity to the seafront and Princes Park. Local shops and bus services can be found in the nearby Seaside whilst Eastbourne's town centre is approximately one and a half miles distant and offers a comprehensive range of shopping facilities and mainline railway station.

*** POPULAR REDOUBT AREA * BAY FRONTED SITTING ROOM * SEPARATE DINING ROOM * FITTED KITCHEN * TWO DOUBLE BEDROOMS * BATHROOM * COURTYARD GARDEN TO REAR * GAS FIRED CENTRAL HEATING * DOUBLE GLAZED WINDOWS * INTERNAL VIEWING HIGHLY RECOMMENDED ***



The accommodation

Comprises:

Front door opening to:

Entrance Hall

Exposed floor boards, radiator.

Sitting Room

13'11 max x 11'11 max (4.24m max x 3.63m max)
(Maximum measurements into bay and include depth of chimney breast).

Feature bay fronted room, exposed floor boards, fireplace with cast iron and tiled inset, display shelving.

Dining Room

15'5 x 10'10 (4.70m x 3.30m)
Exposed floor boards, radiator, understairs cupboard housing electric meter, built-in store cupboard, window with outlook to rear.

Kitchen

10'1 x 9' (3.07m x 2.74m)
(Maximum measurements include depth of fitted units)

Range of base and wall mounted cupboards, worksurface with tiled splash back, single drainer one and a half bowl sink unit, under counter electric over, electric hob with extractor fan over, slimline dishwasher, window, door to rear courtyard.

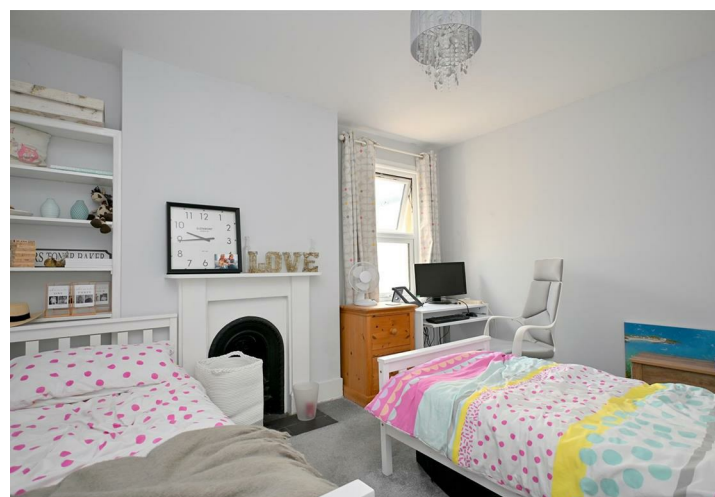
Bedroom 1

15'4 max x 10'10 max (4.67m max x 3.30m max)
(Maximum measurements include depth of chimney breast)

Built-in wardrobe cupboard, fireplace with cast iron inset and tiled hearth, two windows with outlook to front.

Bedroom 2

12'5 x 10'11 max (3.78m x 3.33m max)
(Maximum measurements include depth of chimney breast)



Fireplace with cast iron inset and tiled hearth, radiator, built in wardrobe cupboard, window with outlook to rear.

Bathroom

Shaped bath with mixer tap and shower over, shower screen, wall mounted wash hand basin, cupboard housing Worcester gas fired boiler, tiled floor, tiled walls, chrome effect heated towel rail, window to rear.

Separate WC

Low level wc.

Utility/Store

Accessed via the rear courtyard, worksurface, plumbing for washing machine space for tumble dryer, light and power, window to rear.

Courtyard Garden to Rear

Laid to patio and enjoying a south westerly aspect.

COUNCIL TAX BAND:

Council Tax Band - 'C' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

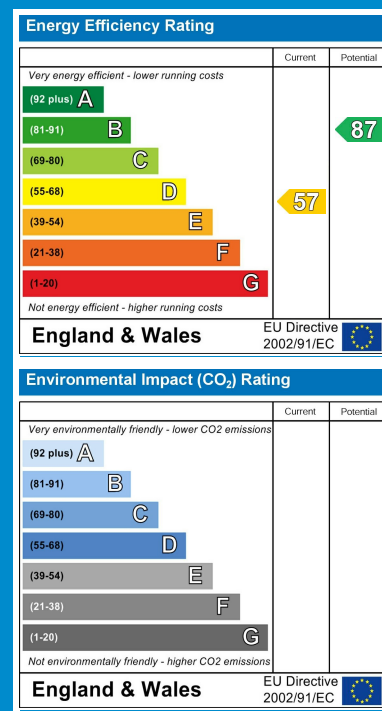
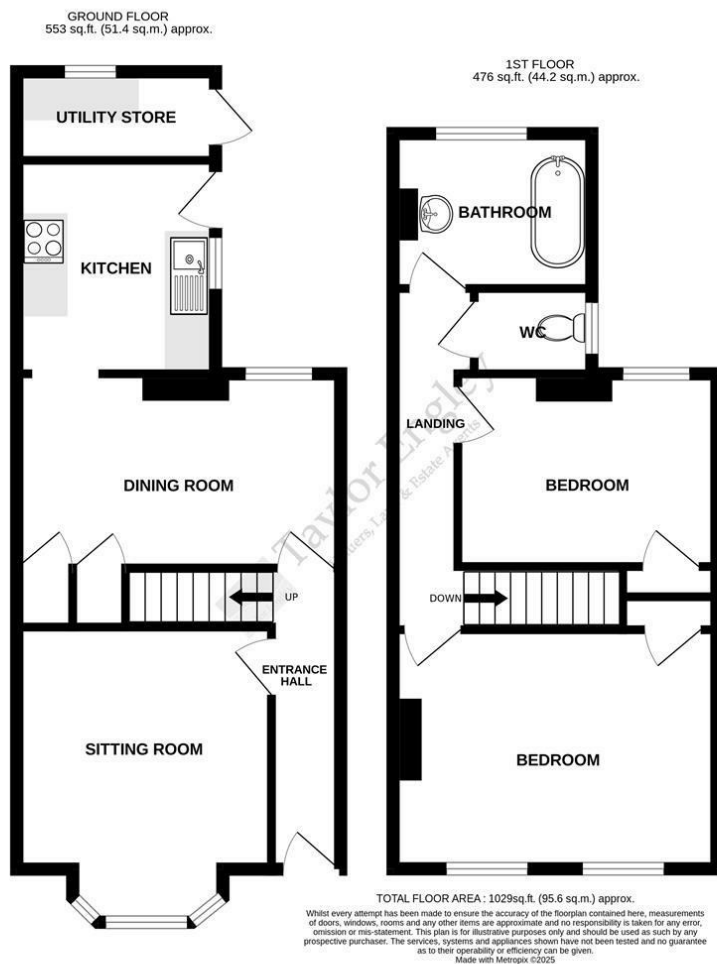
FOR CLARIFICATION:

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.





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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