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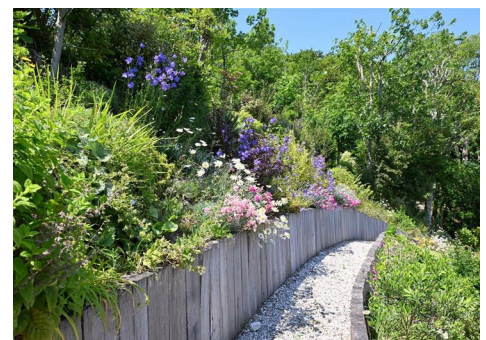
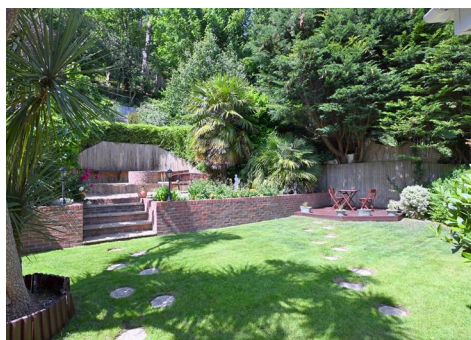
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Taylor Engley



2 Ridgelands Close, Summerdown, Eastbourne, BN20 8EP

Guide Price £750,000 Freehold

***** Guide Price £750,000 - £800,000 ***** Taylor Engley are delighted to offer to the market this spacious and well presented **FOUR/FIVE BEDROOMED DETACHED HOME**, located in the highly sought after Summerdown area of Eastbourne. The property is considered to provide ideal family accommodation and is set within attractive gardens with a plot extending to approximately 0.44 of an acre. The gardens are a particular feature, being very well stocked having level areas and a feature bank with a variety of established shrubs and flowering plants, which form a delightful back drop to the property. The accommodation benefits from gas fired central heating, double glazed windows and has features that include a spacious sitting room, separate dining room, fitted kitchen/breakfast room, principle bedroom with en-suite and dressing room. There is also the advantage of a separate studio/annexe with shower and wc.



The property is located in the favoured Summerdown area of Eastbourne, being within easy access of local schools for most age groups, the South Downs National Park and Gildredge Park. Waitrose supermarket is within walking distance and further local shops in the Old Town area can be found in Victoria Drive and Green Street. Eastbourne's town centre which offers a comprehensive range of shopping facilities and mainline railway station is approximately one and a quarter miles distant.

*** DETACHED HOME IN HIGHLY SOUGHT AFTER SUMMERDOWN AREA * TWO SPACIOUS RECEPTION ROOMS * KITCHEN/BREAKFAST ROOM WITH APPLIANCES * PRINCIPLE BEDROOM WITH EN-SUITE AND DRESSING ROOM * FOUR BEDROOMS * STUDIO/ANNEXE WITH SHOWER AND WC * PLOT OF APPROXIMATELY 0.44 OF AN ACRE * GLORIOUS ESTABLISHED GARDENS WITH FEATURE WELL STOCK BANK WITH FAR REACHING VIEWS * IDEAL FAMILY ACCOMMODATION * GAS FIRED CENTRAL HEATING * UNDER FLOOR HEATING TO THE MAJORITY OF THE GROUND FLOOR * DOUBLE GLAZED WINDOWS * SOLAR PANELS CONNECTED TO HOT WATER * VENDOR SUITED * INTERNAL VIEWING HIGHLY RECOMMENDED ***



The accommodation

Comprises:

Front door opening to:

Entrance Hall

Security entry system, central heating thermostat, downlighters.

Cloakroom

Low level wc with concealed cistern, wash hand basin set into drawer unit, tiled floor, tiled walls, mirror with light.

Sitting Room

22'2 max x 21'9 max (6.76m max x 6.63m max)

Spacious double aspect room, wall mounted open fire, tiled floor, downlighters, doors opening to gardens.

Dining Room

20'8 x 9'11 (6.30m x 3.02m)

(9'11 widening to 11'7 max)

Tiled floor, downlighters, door to gardens.

Inner Lobby

Two built in cupboards one housing Worcester wall mounted gas fired boiler, consumer unit and central heating programmer, downlighters, door to:

Kitchen/Breakfast Room

17'1 max x 11' (5.21m max x 3.35m)

(11' widening to 19'2 max in breakfast area, maximum measurements include depth of fitted units)

Comprises, granite worktops with upstand, inset single drainer sink unit, range of base and wall mounted cupboards, range of integrated appliances including, electric fan assisted oven with microwave over, coffee machine, for ring ceramic hob with extractor fan over, dishwasher, washing machine, tiled floor, downlighters, security entry system, two Velux windows, vaulted ceiling, outlook to rear and doors to rear garden.

Stairs rising from hall to:

First Floor Landing

Radiator, downlighters, loft hatch to roof space with fitted loft ladder, partly boarded and having light.

Principle Bedroom

16'8 max x 11'7 (5.08m max x 3.53m)

(16'8 plus recess x 11'7 extending to 12'7 max to cupboard front)

Built in wardrobe cupboards, fitted dressing table and cabinets, radiator, downlighters, walk in airing cupboard with light.

Dressing Room

10'6 x 9'1 (3.20m x 2.77m)

Range of hanging rails and shelving, radiator, downlighters.

En-Suite

Spacious shower cubical, wash hand basin set into drawer unit, medicine cabinet, low level wc with concealed cistern tiled walls tiled floor, chrome effect heated towel rail.

Bedroom 2

11'6 x 10'9 max (3.51m x 3.28m max)

(Currently used as study)

Fitted desk, downlighters, vertical radiator.

Bedroom 3

11'6 x 8'9 (3.51m x 2.67m)

Range of built in wardrobe cupboards, radiator, downlighters.

Bedroom 4

10'6 x 9'1 (3.20m x 2.77m)

Radiator, downlighters.

Family Bathroom

Bath with shower over, shower screen, wash hand basin set into drawer unit, low level wc, chrome effect heated towel rail, tiled floor, tiled walls, medicine cabinet.

Separate Studio/Annex

19'2 max x 12'1 max (5.84m max x 3.68m max)

Accessed externally from the rear garden.

Having vaulted ceiling with two Velux windows, plus further window and door to garden, range of built in cupboards, tiled shower cubical, door to wc with low level wc, wash hand basin set into cabinet, tiled walls.

Gardens

The property occupies a plot of approximately 0.44 of an acre, featuring well stocked gardens with an extensive variety of established trees, shrubs and flowers. To the immediate rear of the property there is a spacious patio area leading on to an area of level lawn with decking area and a feature barbeque area with seating and a brick built barbeque , there is a wood store and pathways leading through a well stocked banked garden area from where far reaching views can be enjoyed towards the coast, there is a further decking area which is covered and timber summerhouse/store. The garden has outside lighting and outside taps.

Driveway Parking

Spacious block paved parking area adjacent to the main entrance to the house.

COUNCIL TAX BAND:

Council Tax Band - 'G' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:

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

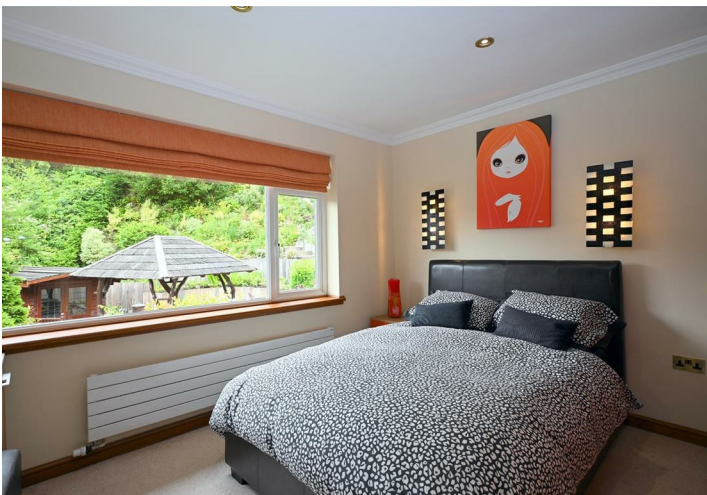
www.checker.ofcom.org.uk

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.

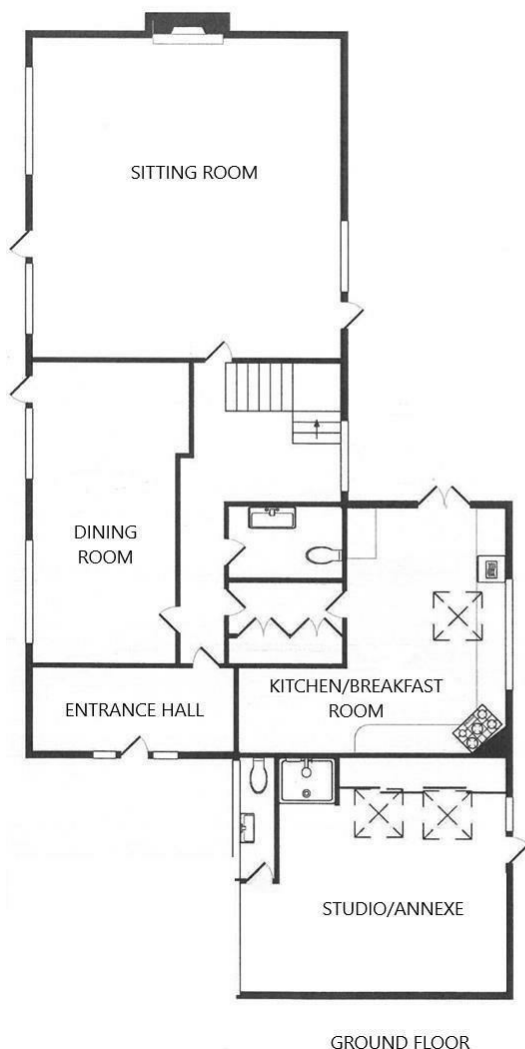
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.







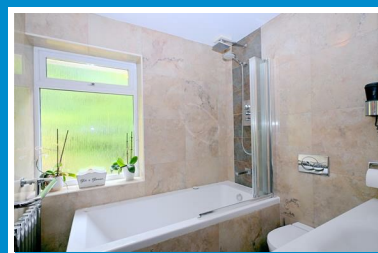


GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	76
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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