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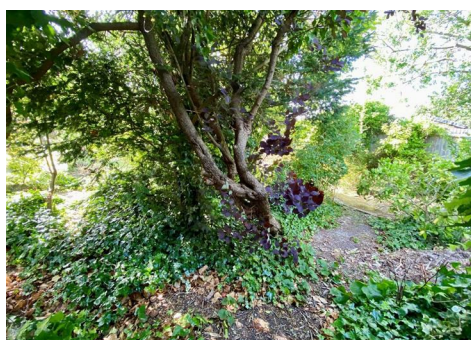
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**Taylor Engley**



**19 Selsfield Close, Eastbourne, East Sussex, BN21 2QX**

**Offers In The Region Of £289,950 Freehold**

**\* CHAIN FREE \*** Desirable and peaceful cul-de-sac in the favoured Rodmill area. The property boasts parking for two vehicles, a valuable asset in this sought-after location with the potential for garage space and further parking to the front subject to planning permission/Local Authority consent and furthermore, the potential for extension, either into the roof or to the rear, allows for the possibility of expanding the living space to suit your needs, making this home a fantastic investment for the future. One of the standout features of this property is the generous rear garden approximately 60' in depth and is a blank canvass for those with a green thumbs. Situated within a fabulous position local shops are available in Framfield Way and bus services pass close by. Eastbourne's town centre is approximately one and a three quarter miles distant. This property truly represents a wonderful opportunity to create a comfortable home in a vibrant community. Don't miss your chance to view this delightful bungalow and explore the possibilities it has to offer. EPC - C





**\* CHAIN FREE \* TWO DOUBLE BEDROOMS \* SITTING ROOM \* BATHROOM/WC \* KITCHEN \*  
LARGE FRONT AND REAR GARDENS \* GAS CENTRAL HEATING \* PART DOUBLE GLAZED \*  
PARKING \* FABULOUS LOCATION \* POTENTIAL TO EXTEND (SUBJECT TO THE USUAL  
CONSENTS \***



## ACCOMMODATION COMPRISES

Covered porch with covered double power socket, part glazed timber front door leading into

## HALLWAY

Cupboard housing the fuse box, hatch to loft space with pull down ladder, part boarded and light, radiator.

## BEDROOM TWO

11'6 x 9'1 (3.51m x 2.77m)

Double glazed window overlooking the front garden, radiator.

## SITTING ROOM

15'6 x 10'8 (4.72m x 3.25m)

Double glazed window overlooking the front, radiator, open fireplace with stone mantle surround and hearth, picture rail.

## BATHROOM/WC

7'6" x 5'4" (2.294 x 1.640)

Panel bath with shower over, tiled bathing area, low level flush wc, pedestal wash hand basin, radiator, obscure decorative glazed window to side, plumbing for washing machine.

## BEDROOM ONE

13'11" x 10'6" (4.24m x 3.20m )

Double glazed window overlooking the rear garden, radiator.

## KITCHEN

9'11 x 9'2 (3.02m x 2.79m)

Fitted with wall and base units incorporating cupboards and drawers, built in Bush oven with four ring gas hob and extractor over, stainless steel sink unit and drainer, wall mounted Baxi boiler (still with manufacturers guarantee for a further year) double glazed window to side, radiator, spaces for fridge/freezer and slim line dishwasher, double glazed sliding doors to the rear garden.

## REAR GARDEN

Steps lead down to large patio area which leads to

an area of lawn, mature eating apple tree and leads to a further 'secret' garden to the rear, the garden is enclosed by panel fencing, outside tap. To the side there is off road parking and shed.

## FRONT GARDEN

Private front garden with sun patio leading to the driveway.

## BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:  
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

## COUNCIL TAX BAND:

Council Tax Band - C Eastbourne Borough Council

## OPENING HOURS

We are open:-

8:45am - 5:45pm weekdays

9:00am - 5:30pm Saturdays













GROUND FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 633 sq.ft. (58.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	64	74

England & Wales

EU Directive  
2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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**

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Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

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