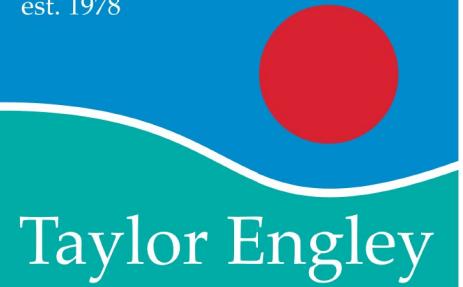


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The Saltings, 16d Sidley Road, Redoubt, Eastbourne, East Sussex, BN22 7HB
Asking Price £335,000 Freehold

Taylor Engley are delighted to offer to the market this well presented THREE BEDROOMED END OF TERRACE HOME, located in the popular Redoubt area of Eastbourne, being within just a short walk of the seafront. The property is considered to be in very good decorative order and is offered with the benefit of gas fired central heating and double glazed windows. Features include a fitted kitchen, spacious conservatory, principal bedroom with en-suite and a family bathroom. Outside, there are low maintenance gardens to front and rear, an on-site garage and an allocated car parking space. To appreciate this property fully, an internal viewing is essential and can be highly recommended. EPC=C



The property is considered to occupy a most convenient location, being within close proximity to the seafront. Bus services serve the local area and local shops can be found in the nearby Seaside. Eastbourne's town centre, which offers a comprehensive range of shopping facilities and mainline railway station is approximately one and a half miles distant.

*** WELL PRESENTED THREE BEDROOMED HOME * VERY GOOD DECORATIVE ORDER * FITTED KITCHEN * LIVING ROOM * SPACIOUS CONSERVATORY * PRINCIPAL BEDROOM WITH EN-SUITE * FAMILY SHOWER ROOM * CLOAKROOM * LOW MAINTENANCE GARDENS TO FRONT AND REAR * ON-SITE GARAGE * ALLOCATED CAR PARKING SPACE * CHAIN FREE**



The accommodation

Comprises:

Front door to:

Entrance Hall

Radiator, central heating thermostat.

Cloakroom

Low level w.c with concealed cistern, wash hand basin with mixer tap set into cupboard unit, chrome effect heated towel rail, part tiled walls, window to front.

Living Room

14'8 max x 14'5 max (4.47m max x 4.39m max)
(14'8 max reducing to 11'3)

Fireplace with fitted gas fire, two radiators, understairs storage cupboard with light, patio door opening to:

Conservatory

13'2 x 96 (4.01m x 29.26m)

Spacious conservatory with light and power, patio doors opening to rear garden.

Fitted Kitchen

13'7 max x 7'7 max (4.14m max x 2.31m max)

(Maximum measurements provided are wall to wall and include the depth of the fitted units)

Single drainer sink unit with mixer tap, work surface with base units below, tiled splashback, wall mounted cupboards, Hotpoint eye level oven with cupboard above and cupboard below, Indesit four burner gas hob with extractor fan over, integrated dishwasher, Hotpoint washing machine, Hotpoint tumble dryer, Hotpoint fridge/freezer, wall mounted cupboard housing Worcester gas fired boiler, kickspace electric heater.

Stairs rising from hall to:

First Floor Landing

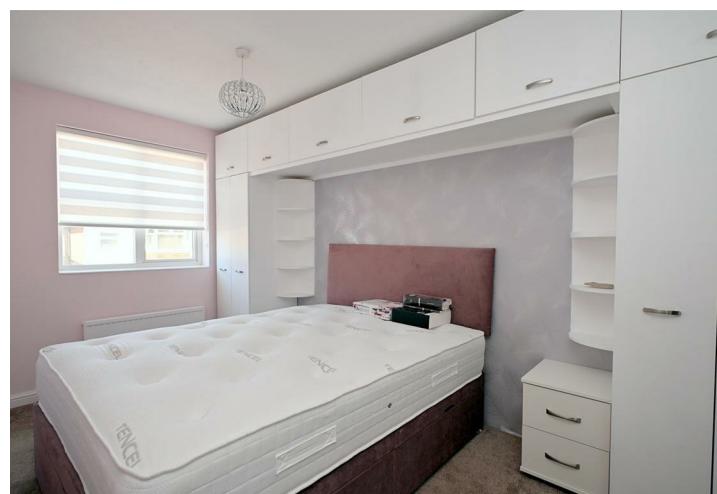
Airing cupboard housing cylinder and shelving, loft hatch to roof space with fitted ladder.

Bedroom 1

13'1 max x 7'8 max (3.99m max x 2.34m max)

(Maximum measurements include depth of fitted furniture)

Fitted wardrobe cupboard with wall mounted cupboards above bedroom recess, two bedside shelving units, radiator, outlook to front.



En-suite shower room

Tiled shower cubicle with Trident shower unit, wash hand basin set into cupboard unit, chrome effect heated towel rail, part tiled walls.

Bedroom 2

12'1 x 7'8 (3.68m x 2.34m)

Radiator, outlook to rear.

Bedroom 3

8'10 x 6'6 (2.69m x 1.98m)

Radiator, outlook to rear.

Shower Room

Spacious shower cubicle, wash hand basin with mixer tap set into cabinet, low level w.c, chrome effect towel rail, tiled walls, medicine cabinet, window to front.

Outside

Gardens to front and rear, being mainly paved, the rear garden having some shrubs and gate to rear.

Garage

17 max x 8 max (5.18m max x 2.44m max)

(Maximum measurements include the depth of internal pillars, fittings and structures)

Having light and power, up and over door to front and personal door opening to rear garden.

Allocated Car Parking Space

Located in a residents parking area to the rear.

BROADBAND AND MOBILE PHONE CHECKER:

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

COUNCIL TAX BAND:

Council Tax Band - C Eastbourne Borough Council

FOR CLARIFICATION:

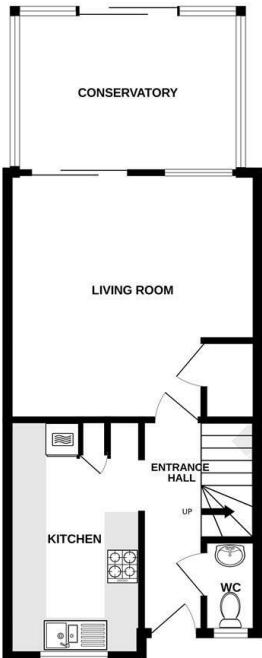
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

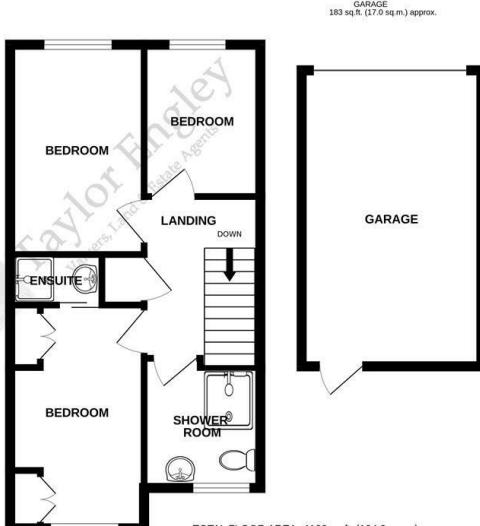
All appointments are to be made through TAYLOR ENGLEY.



GROUND FLOOR
531 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



GARAGE
183 sq.ft. (17.0 sq.m.) approx.

TOTAL FLOOR AREA: 1123 sq.ft. (104.3 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 should not have 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) A		
(81-91) B		86
(69-80) C	71	
(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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