

Valuers, Land & Estate Agents

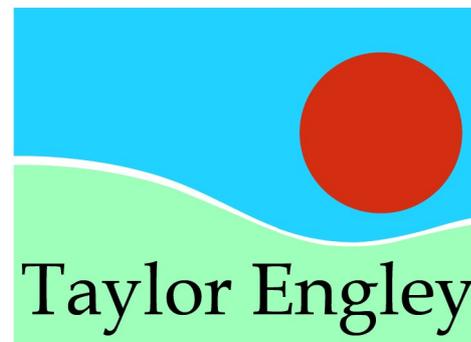
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49 Anderida Road, Lower Willingdon, Eastbourne, East Sussex, BN22 0PZ

Asking Price £285,000 Freehold

An opportunity arises to acquire this TWO BEDROOMED SEMI-DETACHED BUNGLOW located in the popular Lower Willingdon area. The property is offered with the benefit of gas fired central heating and double glazed windows and has features that include a 28'1 sitting room/dining room, conservatory, two bedrooms and a garage located in an adjacent block.



The property is located in the popular Lower Willingdon area occupying a level location and being within walking distance of local shops at Freshwater Square off Anderida Road. Bus services pass along the nearby Seven Sisters Road and Eastbourne's town centre which offers a comprehensive range of shopping facilities and mainline railway station is approximately four miles distant. Mainline railway stations can also be found at Polegate and Hampden Park.

*** POPULAR LOWER WILLINGDON AREA * LEVEL LOCATION * CONVENIENT FOR LOCAL SHOPS *
28'1 SITTING ROOM/DINING ROOM * CONSERVATORY * KITCHEN * TWO BEDROOMS *
BATHROOM * SPACIOUS ENTRANCE PORCH * GARAGE IN BLOCK * GARDENS ***



The accommodation

Comprises:

Front door opening to:

Spacious Entrance Porch

8'1 x 5'7 (2.46m x 1.70m)

Door opening to:

Hall

Double built-in cupboard with shelving, radiator, loft hatch to roof space.

Sitting Room/Dining Room

28'1 max x 10'10 max (8.56m max x 3.30m max)
(10'10 max reducing to 8'5 in dining area)

Spacious through room having outlook to front and patio door to rear opening to conservatory, fireplace with fitted Living Flame gas fire (not tested), two radiators, serving hatch from kitchen.

Conservatory

12'1 x 8'3 (3.68m x 2.51m)

Two wall lights, power, outlook over rear garden, doors opening to rear garden.

Kitchen

10'5 max x 8'7 max (3.18m max x 2.62m max)
(Maximum measurements including depth of fitted units)

Comprises single drainer one and a half bowl stainless steel sink unit with mixer tap, work surface with base units below, wall mounted cupboards, matching store cupboard, Indesit electric oven, Neff four burner gas hob with extractor fan over, serving hatch to dining area, outlook to rear.

Bedroom 1

10'7 x 10'5 (3.23m x 3.18m)

(10'7 to built-in wardrobe cupboard front)

Full height fitted wardrobe cupboard with three mirror fronted sliding doors, radiator, outlook to rear.

Bedroom 2

10'10 max x 7'11 (3.30m max x 2.41m)

Radiator, outlook to front.

Bathroom

Bath with shower over and shower curtain, pedestal wash hand basin, low level wc, radiator, tiled walls, window opening into porch area.

Outside

Open plan area of lawned garden to front.

Rear Garden

Patio to immediate rear, outside tap, area laid to lawn, gate to rear and side.

Garage

The garage is situated in an adjacent block, on entering the garage block the garage is the 7th garage on the right hand side. (Unable to inspect garage at time of instruction).

COUNCIL TAX BAND:

Council Tax Band - 'C' Wealden District Council - currently £2,149.92 until March 2025.

BROADBAND AND MOBILE PHONE CHECKER:

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

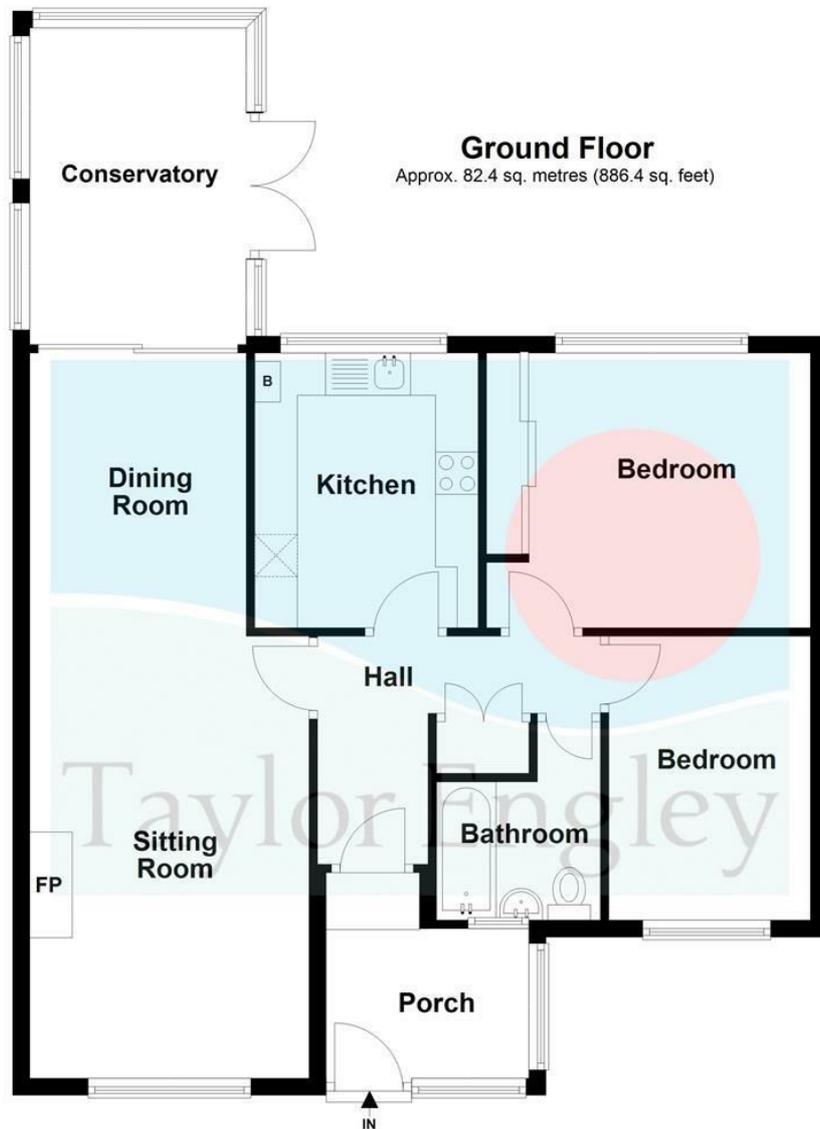
FOR CLARIFICATION:

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 ENGLEBY.





Ground Floor
Approx. 82.4 sq. metres (886.4 sq. feet)

Total area: approx. 82.4 sq. metres (886.4 sq. feet)

This floor plan is for illustrative purposes only. All measurements are approximate.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		71	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		EU Directive 2002/91/EC	
		England & Wales	

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			
		EU Directive 2002/91/EC	
		England & Wales	

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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