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est. 1978
Taylor Engley









19 Broadview Close, Willingdon, Eastbourne, East Sussex, BN20 9RB
Guide Price £315,000 Freehold

Taylor Engley are delighted to offer to the market this WELL PRESENTED TWO DOUBLE BEDROOMED DETACHED BUNGALOW IN THIS POPULAR WILLINGDON LOCATION. The property benefits from gas fired central heating, sealed unit double glazing, modern fitted kitchen and shower room and is considered is good decorative order throughout. The property additionally offers conservatory, driveway parking to front for several vehicles with attractive landscaped gardens to rear. EPC = D



The property is conveniently located, being within walking distance to local shops and bus services. ACCESS TO THE BEAUTIFUL SOUTH DOWNS IS ALSO WITHIN WALKING DISTANCE. Eastbourne's town centre is approximately three and a half miles distant and offers a comprehensive range of shopping facilities, mainline railway station, theatres and seafront.

*** ENTRANCE PORCH * HALLWAY * LIVING ROOM * CONSERVATORY * REFITTED KITCHEN * BEDROOM ONE * BEDROOM TWO * SHOWER/WET ROOM/WC * DRIVEWAY PARKING * GARDENS TO FRONT AND REAR * CHAIN FREE ***





The accommodation
Comprises:

ENTRANCE HALL
With laminate oak flooring, radiator, Open Reach telephone point

LIVING ROOM
20'0 v 10'8 narrowing to 9'2 (6.10m v 3.25m narrowing to 2.79m)
With upvc windows to rear and door providing access to conservatory. Laminate oak flooring, radiator, coved ceiling, television and satellite points, laminate oak flooring, radiator

REFITTED KITCHEN
10'2 x 9'5 (3.10m x 2.87m)
Refitted with a range of matching white gloss fronted eye and base level units with rolled edge moulded worktop surfaces over with inset single drainer stainless steel unit with chrome mixer taps. Plumbing and space for washing machine and slimline dishwasher, space for fridge freezer. Four burner ceramic hob with extractor over and adjacent eye level oven, part tiled walls in decorative tiling, laminate oak flooring, with upvc windows side and external door providing access to front and back.

CONSERVATORY
16'1 x 7'7 (4.90m x 2.31m)
Being part brick and upvc construction with polycarbonate roof, radiator, French doors providing access to rear garden. ceramic tiled styled flooring.

BEDROOM ONE
12'8 x 10'2 (3.86m x 3.10m)
with upvc windows to front, radiator, coved ceiling, laminate oak flooring

BEDROOM TWO
9'5 x 8'0 (2.87m x 2.44m)
With upvc windows to front, coved ceiling, radiator, laminate oak flooring

SHOWER/WET ROOM/WC
8'0 x 6'0 (2.44m x 1.83m)
With a white suite comprising rainforest shower unit with additional hand held thermostatic shower unit, low level wc, wall mounted hand wash basin, fully tiled walls in complimentary tiling, chrome heated towel rail, coved ceiling, extractor, upvc obscure windows to side, interconnecting door to living room.

GARDENS TO FRONT
Small area laid to lawn interspersed with mature shrubs in raised borders. Area to side providing access to rear garden via gated access with outside water tap, external double power points

GARDENS TO REAR
Being a particular feature of the property with a small patio area leading to area principally laid to lawn with mature fruit trees to sides including apple, pear and olive tress, pathway to the rear of the garden with close boarded fencing to sides and rear, timber shed.

DRIVEWAY PARKING
For several vehicles to the front.

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 - Wealden District Council Band 'C'

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.

OPENING HOURS
We are open:-
8:45am - 5:45pm weekdays
9:00am - 5:30pm Saturdays





















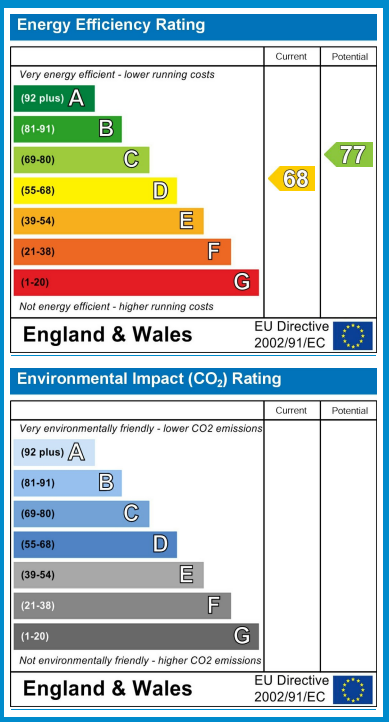

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

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.
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