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Taylor Engley



2 Eridge Road, Eastbourne, East Sussex, BN21 2TG

Offers In Excess Of £335,000 Freehold

A TWO BEDROOMED DETACHED BUNGALOW, occupying a desirable position in the popular Rodmill area of Eastbourne. This attractive detached bungalow features a living room to the rear with access to the rear garden, newly fitted kitchen, driveway parking and a garage. Further benefits include gas-fired central heating served by a newly installed boiler and double glazed windows. The property is offered to the market chain free. EPC=C.



Eridge Road is a well-established residential road situated in the popular Rodmill area of Eastbourne. Local shops can be found in Rangemore Drive, and the Eastbourne District General Hospital is close by. Bus services serve the local area whilst Eastbourne town centre which offers a comprehensive range of shopping facilities, the seafront and the mainline railway station is approximately one mile distant.

*** POPULAR RODMILL AREA * TWO BEDROOMS * LIVING ROOM * NEWLY FITTED KITCHEN * BATHROOM * SEPARATE WC * GARAGE * DRIVEWAY PARKING * GAS FIRED CENTRAL HEATING WITH NEWLY INSTALLED BOILER * DOUBLE GLAZING * CHAIN FREE ***



The accommodation

Comprises:

Front door opening to:

Entrance Hall

Radiator, cupboard housing meters and consumer unit, built-in storage cupboard.

Living Room

14'11 max x 10'11 max (4.55m max x 3.33m max)
Radiator, outlook to rear and door to rear.

Kitchen

10'10 max x 9'10 max (3.30m max x 3.00m max)
(Maximum measurements include depth of fitted units)

Newly fitted kitchen with a range of base and wall mounted cupboards, worktops with splash back, under counter electric oven, electric hob, with extractor fan over, loft hatch to roof space, downlighters, double aspect room with windows to side and rear and door to rear garden.

Bedroom 1

13'8 max x 10'11 max (4.17m max x 3.33m max)
Radiator, outlook to front.

Bedroom 2

10' x 7'2 (3.05m x 2.18m)
Radiator, double aspect room with outlook to front and side.

Bathroom

Bath with mixer tap and shower attachment and tiled surround, wash hand basin set into cabinet, radiator, tiled floor, window to side.

Separate w/c

Low level wc, tiled floor, window to side.

Garage

17'11 max x 9'4 max (5.46m max x 2.84m max)
(Maximum measurements include depth of internal pillars, fittings and structures).

Driveway parking

Preceding the garage.

Front Garden

Laid mainly to lawn.

Rear Garden

Lawned area, shed, gate to side.

COUNCIL TAX BAND:

Council Tax Band - 'C' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:

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

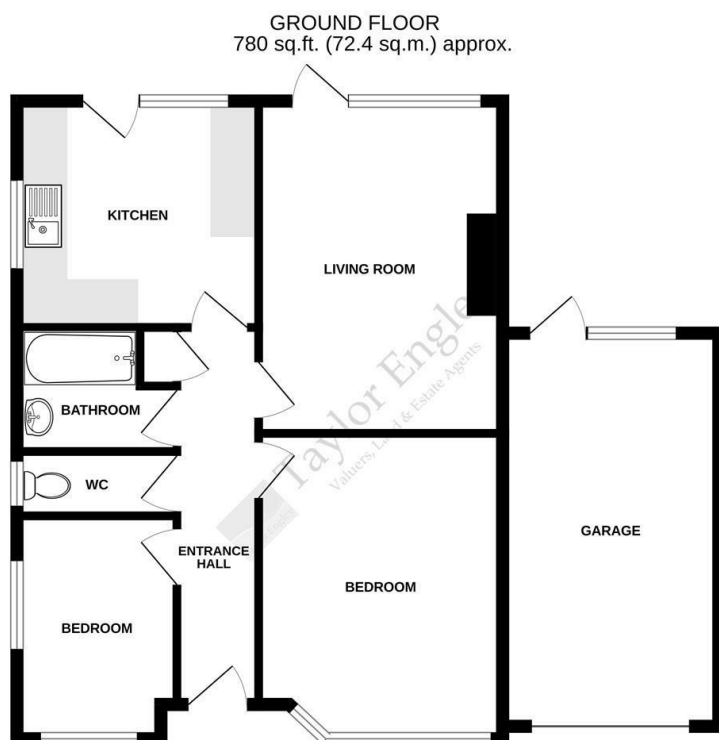
FOR CLARIFICATION:

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.

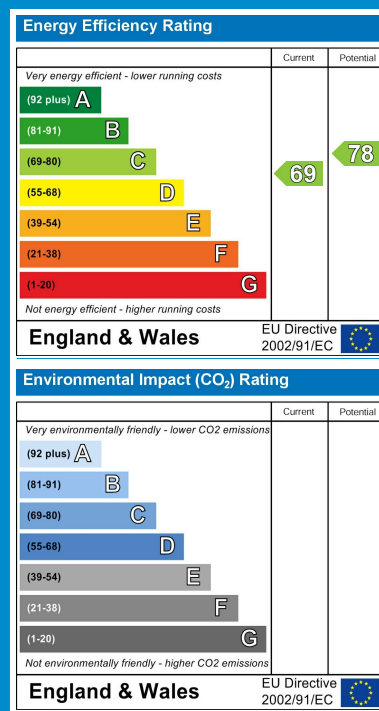
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.





TOTAL FLOOR AREA: 780 sq.ft. (72.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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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 Engle. 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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