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est. 1978



**Taylor Engley**



**6 Vicarage Lane, Old Town, Eastbourne, BN20 8AX**

**O.I.R.O £350,000 Freehold**

Taylor Engley are pleased to bring to the market this charming end of terrace house, situated on the highly desirable Old Town/Summerdown borders. The property is considered to be in good decorative order and benefits from a spacious modern fitted kitchen/breakfast room, gas fired central heating and sealed unit double glazing. EPC = D



**\* LIVING ROOM \* KITCHEN/BREAKFAST ROOM \* TWO DOUBLE BEDROOMS \* NURSERY/STUDY \*  
FAMILY BATHROOM \* COURTYARD GARDEN \***

**The property occupies a convenient position, located in the favoured Old Town/Summerdown area, being just a short walk of the picturesque Gildredge Park. Gildredge House school, bus services, Waitrose and St. Mary's Church are also within walking distance. Eastbourne's town centre which offers a comprehensive range of shopping facilities and mainline railway station is approximately one mile distant.**



## FRONT DOOR TO:

### LIVING ROOM

11'10" into bay x 10'8" (3.61m into bay x 3.25m)  
Double glazed bay window with outlook to front, understairs storage cupboard, radiator.

### INNER HALLWAY

Double glazed window to side, radiator, built-in storage cupboards.

### KITCHEN/BREAKFAST ROOM

11'4" x 10'8" max (3.45m x 3.25m max)  
Fitted with a range of modern built-in cupboards and drawers, built-in Bosch oven and five burner gas hob with extractor hood over, worksurfaces, one and a half bowl sink unit, space and plumbing for washing machine and slimline dishwasher, wall mounted Glow-Worm gas boiler, space for fridge freezer, built-in cupboard, radiator, double glazed window overlooking the garden, door to garden.

From the inner hallway stairs rise to the first floor landing with window to side.

### BEDROOM ONE

11'4" x 11'4" (3.45m x 3.45m)  
Double glazed window with outlook to front, radiator, feature fireplace.

### STUDY/NURSERY

7'10" x 5'6" (2.39m x 1.68m)  
Window with outlook to rear, radiator.

### BATHROOM

White suite comprising bath with mixer tap and shower attachment, pedestal washbasin, low level WC, window to rear, heated towel rail, extractor fan.

From the first floor landing stairs rise to the second floor landing with Velux window and eaves storage cupboard.

### BEDROOM TWO

11'5" x 10'4" (3.48m x 3.15m)  
Double glazed window with outlook to front, radiator, two built-in cupboards, feature fireplace, hatch to loft space.

### GARDEN

Courtyard garden to rear, with a timber shed, outside tap and gate to rear access.

### 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:

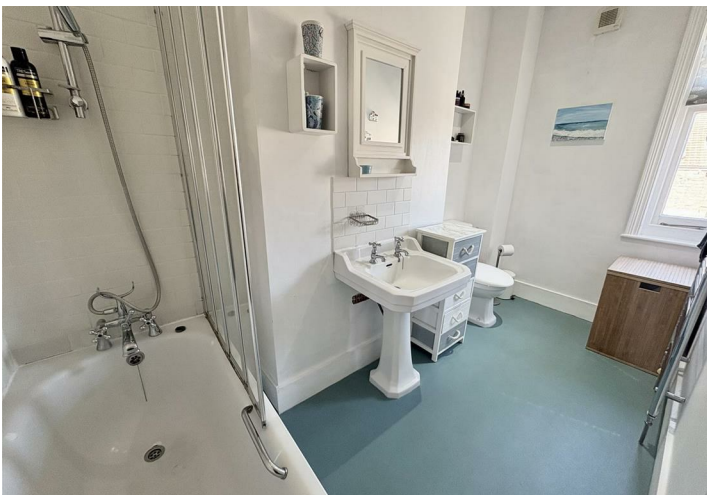
Council Tax Band C.

### 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.

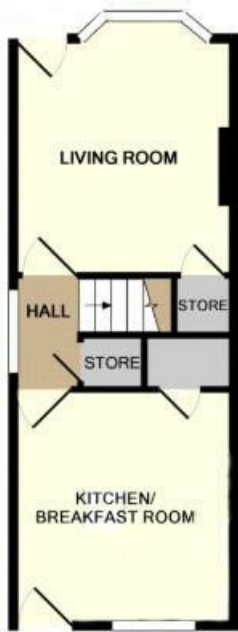
### VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEBY.

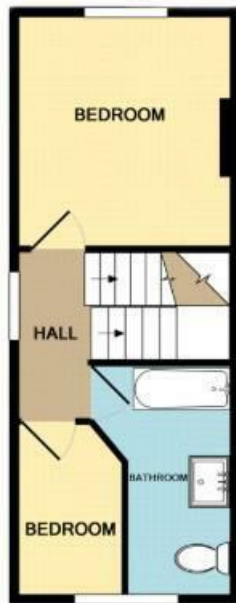




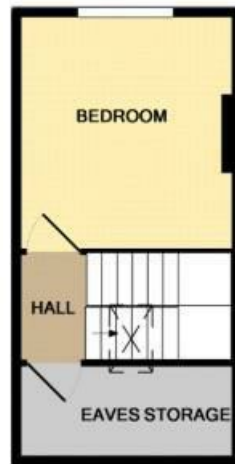




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D	64		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.