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**Taylor Engley**



**12 Lushington Lane, Eastbourne, East Sussex, BN21 4LJ**

**Asking Price £285,000 Freehold**

**A rare opportunity arises to acquire this TWO BEDROOMED MID TERRACED TOWN HOUSE, located to the west side of Eastbourne's town centre. The property has accommodation arranged over three floors and is offered with the benefit of gas fired central heating. Features include a first floor living room and kitchen, two second floor bedrooms a garage and courtyard garden area to rear. The property is offered to the market chain free.**





**The property is located to the west side of Eastbourne's town centre being within just a short walk of Eastbourne's comprehensive shopping facilities, mainline railway station, seafront and theatres.**

**\* CONVENIENT CENTRAL LOCATION TO THE WEST SIDE OF TOWN CENTRE \* HALL \* CLOAKROOM \* FIRST FLOOR LIVING ROOM AND KITCHEN \* TWO BEDROOMS \* BATHROOM \* INTEGRAL GARAGE \* SMALL COURTYARD GARDEN AREA TO REAR \* CHAIN FREE \***



## The accommodation

Comprises:

Front door opening to:

### Entrance Hall

Radiator, under stairs storage cupboard.

### Cloakroom

Low level wc with concealed cistern, wash hand basin set into cabinet, tiled splash back, radiator, window to front.

Stairs rising from hall to:

### First Floor Landing

Radiator, central heating thermostat.

### Living Room

15'3 x 12'7 (4.65m x 3.84m)  
(12'7 extending to 14'8 mx into recess)

Mock fire place, radiator, double doors to front opening to Juliet style balcony.

### Kitchen

9' max x 7'7 max (2.74m max x 2.31m max)  
(7'7 plus door recess. maximum measurements include depth of fitted units).

Comprises single drainer one and a half bowl sink unit, worksurface with tiled splash back, range of matching wall mounted cupboards and base units, under counter electric oven, four ring electric hob with extractor fan over, radiator, shallow built-in cupboard with shelving, outlook to rear.

Stairs rising from first floor landing to:

### Second Floor Landing

Airing cupboard housing cylinder and shelving, Velux window to rear, loft hatch to roof space.

### Bedroom 1

13'3 x 11'7 max (4.04m x 3.53m max)  
(13'3 to cupboard front x 11'7 max reducing to 8'3)

Range of fitted wardrobe cupboards with mirror fronted doors. fitted cabinet, radiator, outlook to front.

### Bedroom 2

9'2 max x 7'7 (2.79m max x 2.31m)  
(9'2 max reducing to 7'1 to cupboard front)

Radiator, outlook to rear.

### Bathroom

Bath with mixer tap and shower attachment, Triton shower unit over, pedestal wash hand basin, low level wc, radiator, tiled floor, part tiled walls, wall mounted mirror, medicine cabinet

### Integral Garage

22'2 max x 8'5 max (6.76m max x 2.57m max)  
(22'2 max to door x 8'5 max reducing to 7'10 maximum measurements include the depth of structures and fittings)

Range of fitted cupboards, fitted work surface, space and plumbing for washing machine and space for tumble dryer, light and power, electrically operated up and over door to front and personal door to rear opening to:

### Courtyard Garden

Small courtyard garden area laid to decking with small inset pond, some plants.

### COUNCIL TAX BAND:

Council Tax Band - 'D' Eastbourne Borough Council.

### BROADBAND AND MOBILE PHONE CHECKER:

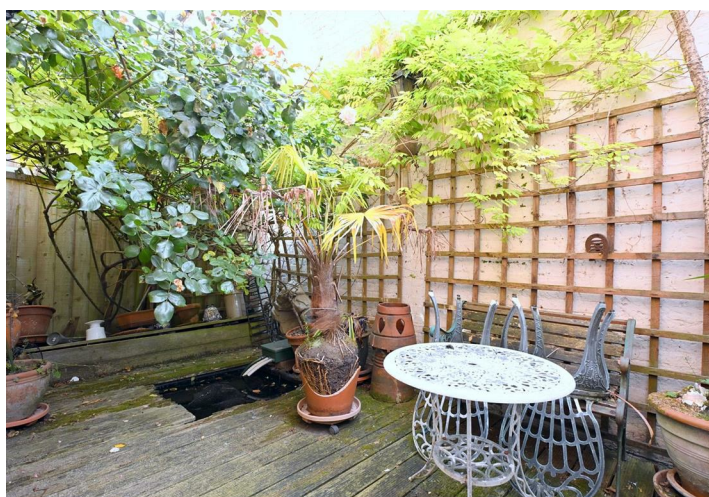
For broadband and mobile phone information please see the following website:  
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

### 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:

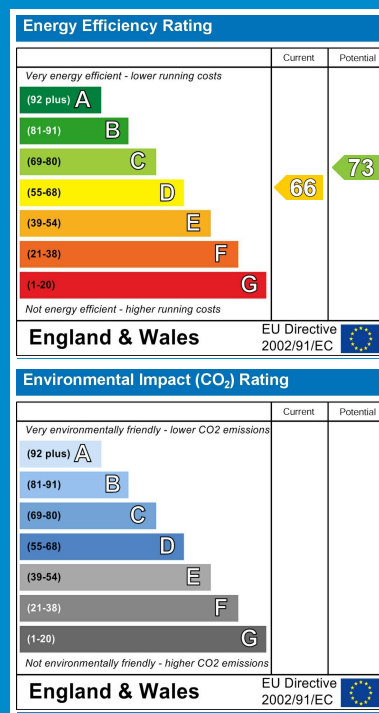
All appointments are to be made through TAYLOR ENGLE.







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 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 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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