

**Valuers, Land & Estate Agents**

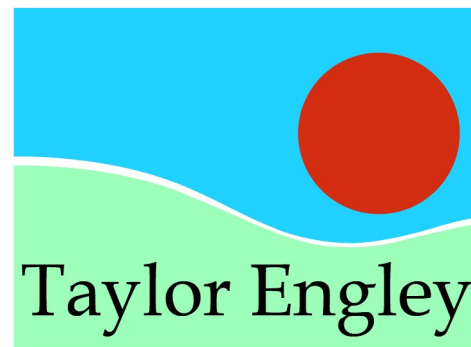
6 Cornfield Road  
Eastbourne  
East Sussex BN21 4PJ

Tel: (01323) 722222

Fax: (01323) 722226

[eastbourne@taylor-engley.co.uk](mailto:eastbourne@taylor-engley.co.uk)

[www.taylor-engley.co.uk](http://www.taylor-engley.co.uk)



**41 Churchdale Road, Roselands, Eastbourne, East Sussex, BN22 8SB**

**Guide Price £375,000 Freehold**

An opportunity arises to acquire this extended THREE/FOUR BEDROOMED semi-detached home located in the popular Roselands area of Eastbourne. Although requiring some modernisation the property is considered to provide ideal family accommodation and is offered with the benefit of gas fired central heating and double glazed windows. Features include a spacious kitchen/dining room, extension study/optional ground floor bedroom 4, three first floor bedrooms, off road parking to the front and a rear garden including a spacious brick built workshop/potential home office.





The property is located in the popular Roselands area of Eastbourne. Bus services serve the local area and local shops can be found in the nearby Seaside area. Eastbourne's town centre is approximately one and half miles distant and offers a comprehensive range of shopping facilities and mainline railway station.

**\* EXTENDED SEMI-DETACHED HOME IN POPULAR ROSELANDS LOCATION \* SITTING ROOM \* SPACIOUS KITCHEN/DINING ROOM \* EXTENSION STUDY/OPTIONAL GROUND FLOOR BEDROOM 4 \* THREE FIRST FLOOR BEDROOMS \* BATHROOM \* GROUND FLOOR W.C \* OFF-ROAD PARKING TO FRONT \* REAR GARDEN INCLUDING A BRICK BUILT WORKSHOP/POTENTIAL HOME OFFICE \* CHAIN FREE \***



## The accommodation

Comprises:

### Front Door

To:

### Porch

Door to:

### Entrance Hall

Exposed floorboards, radiator, central heating thermostat, understairs storage cupboard with light, housing gas meter, electric meters and consumer unit.

### Ground Floor W.C

Low level w.c, part tiled walls, window to side.

### Sitting Room

16'4 max into bay x 10'9 max (4.98m max into bay x 3.28m max)

(16'4 max into bay x 10'9 max including depth of chimney breast fireplace surround (fireplace not open), fitted shelving, radiator, outlook to front.

### Kitchen/Dining Room

17'2 max x 10'4 max (5.23m max x 3.15m max)  
(17'2 max reducing to 16'1 x 10'4 max - maximum measurements including depth of fitted units)

Comprises double drainer stainless steel sink unit, work surface with base units below, wall mounted cupboards, space for slot in cooker, space and plumbing for dishwasher, space and plumbing for washing machine, Worcester wall mounted gas fired boiler, radiator, wide opening to:

### Lobby Area

8'3 x 8'3 (2.51m x 2.51m)

Radiator, having double doors to side, door to:

### Study/Optional Ground Floor Bedroom 4

13'x 13'3 (3.96mx 4.04m)

Radiator, outlook to rear.

Stairs rising from entrance hall to:

### First Floor Landing

Radiator, window to side.

### Bedroom 1

13'3 max x 9'6 (4.04m max x 2.90m)

(13'3 max into bay x 9'6 max to chimney breast)

Range of fitted wardrobe cupboards and drawers, radiator, out look to front.

### Bedroom 2

13'10 x 9'10 max (4.22m x 3.00m max)

(13'10 x 9'10 max including depth of chimney breast)

Radiator, loft hatch to roof space, outlook to rear.

### Bedroom 3

10'6 x 7' (3.20m x 2.13m)

Radiator, fitted wardrobe cupboard and adjacent fitted cupboard unit, wall mounted cupboards, radiator, outlook to rear.

### Bathroom

Bath with Mira shower unit over, shower curtain, shower screen, wash hand basin, low level w.c, radiator, tiled walls, wall mounted cupboard, window to front.

### Off-road Parking to Front

### Rear Garden

Having patio area to immediate rear and area laid to lawn.

### Workshop/Potential Home Office

22'3 max x 13' max (6.78m max x 3.96m max)

Feature brick built workshop/potential home office having light and power, pitched roof, window and door to side.

### Spacious Timber Shed

15'2 x 10'9 (4.62m x 3.28m)

Having light and power, window to front and side.

### COUNCIL TAX BAND:

Council Tax Band - C £2051.34 until 31st March 2024, Eastbourne Borough Council.

### BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

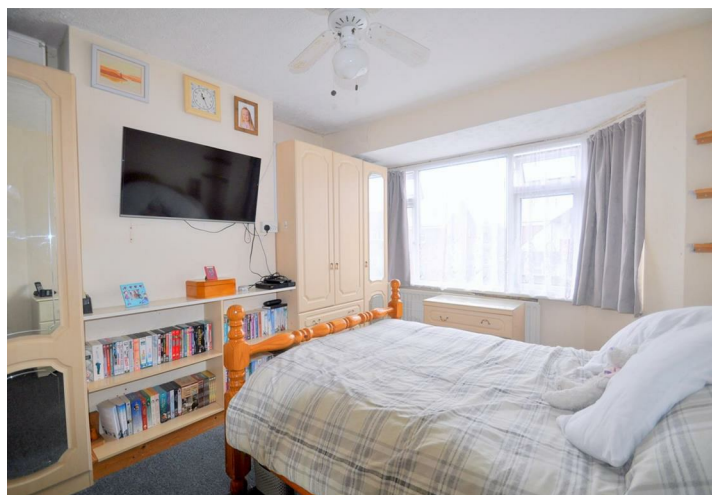
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

### FOR CLARIFICATION:

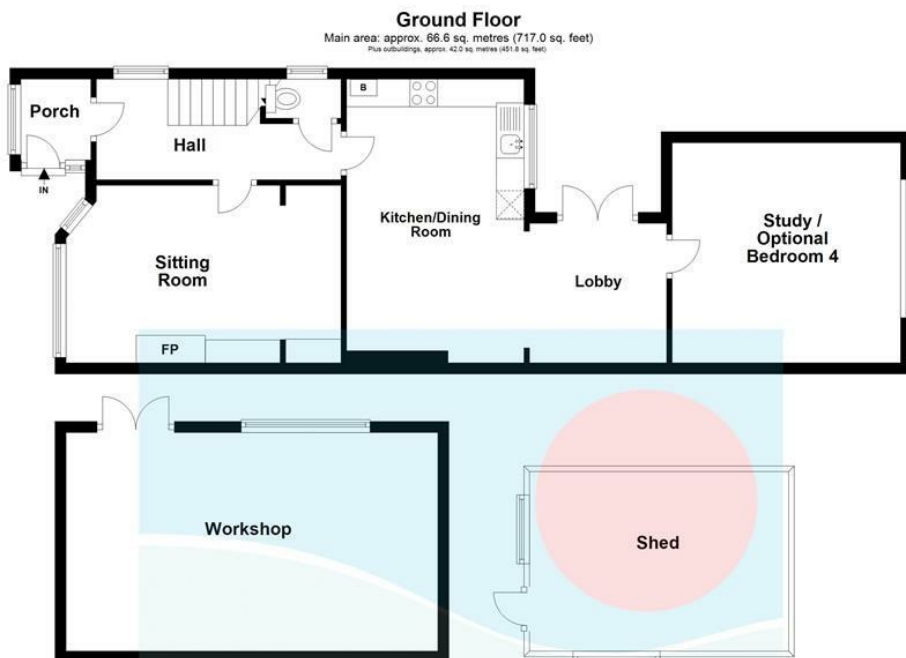
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

### VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.







**First Floor**  
Approx. 41.3 sq. metres (444.4 sq. feet)

The First Floor plan shows a Bathroom, a Landing, and three Bedrooms. The layout is compact and efficient.



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		
(81-91) B		
(69-80) C		
(55-68) D	68	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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		
England & Wales		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.

**Also at: 11 High Street, Hailsham, East Sussex BN27 1AL ☎(01323) 440000 Fax: (01323) 440750**