

Valuers, Land & Estate Agents
6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

Tel: (01323) 722222
Fax: (01323) 722226

eastbourne@taylor-engley.co.uk
www.taylor-engley.co.uk

est. 1978

Taylor Engley



98 Melbourne Road, Eastbourne, East Sussex, BN22 8BA
£265,000 Freehold

**** CHAIN FREE **** Located in a highly sought after area, being within close proximity to local amenities and the seafront, this charming end-terrace house presents an excellent opportunity for those seeking a delightful home in a prime location. The property boasts two reception rooms and two well-proportioned bedrooms, including a generous main bedroom measuring an impressive 14'3". One of the standout features of this property is the enchanting courtyard garden, providing a lovely outdoor space to unwind. **GAS FIRED CENTRAL HEATING & SEALED UNIT DOUBLE GLAZING. EPC = D**



*** ENTRANCE HALL * LOUNGE * DINING ROOM * KITCHEN * TWO BEDROOMS * BATHROOM *
GARDEN ***



ENTRANCE HALL

Wood laminate flooring.

LOUNGE

10'10" x 10'3" (3.30m x 3.12m)

Wood laminate flooring, two double glazed windows with outlook to front, radiator.

DINING ROOM

11'6" x 11'3" (3.51m x 3.43m)

Double glazed window with outlook to rear, two radiators, understairs storage cupboard, feature fireplace surround.

KITCHEN

8'7" x 7'11" (2.62m x 2.41m)

Fitted with a range of cupboards and drawers, sink unit, built-in electric oven and hob with extractor hood over, radiator, double glazed window to side, door to garden.

From the dining room, stairs rise to the first floor landing with hatch to loft space (not inspected).

BEDROOM ONE

14'3" x 10'3" (4.34m x 3.12m)

Two double glazed windows with outlook to front, radiator.

BEDROOM TWO

11'2" x 8'5" (3.40m x 2.57m)

Double glazed window with outlook to rear, radiator.

BATHROOM

White suite comprising bath with shower over, low level WC, washbasin, double glazed window to rear, radiator, cupboard housing Worcester Bosh boiler.

GARDEN

Charming rear garden, with well stocked flowerbeds, gate to side access and two brick built stores, one with plumbing for washing machine.

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 B.

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	68	84
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

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