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est. 1978

**Taylor Engley**



**44 St. Martins Road, Lower Willingdon, Eastbourne, East Sussex, BN22 0LG**  
**Price £329,950 Freehold**

**TAYLOR ENGLEY are delighted to offer for sale this CHAIN FREE THREE BEDROOMED SEMI-DETACHED HOUSE located in the desirable Lower Willingdon area of Eastbourne, offering a spacious lounge, fitted kitchen/diner, master bedroom with en-suite shower room, family bathroom, gas fired central heating and sealed unit double glazing. The property also offers driveway parking for two vehicles and garden to rear. EPC = B**



The property is within close proximity to local shops and amenities in nearby Freshwater Square and additional shops in The Broadway, Lindfield Road. Eastbourne town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately four miles distant. Mainline railway stations can also be found at Hampden Park and at Polegate.

**\* ENTRANCE HALL \* CLOAKROOM/WC \* LOUNGE \* FITTED KITCHEN/DINER \* MASTER BEDROOM WITH EN-SUITE SHOWER ROOM \* TWO FURTHER BEDROOMS \* FAMILY BATHROOM  
\* DRIVEWAY PARKING \* GARDENS \***



Front door opening to:

### **ENTRANCE HALL**

Radiator.

### **CLOAKROOM/WC**

White suite comprising low level wc, wash hand basin, radiator, extractor fan.

### **LOUNGE**

14'11 x 11'9 (4.55m x 3.58m)

Double glazed window to front with fitted blinds, radiator, large storage understairs cupboard.

### **FITTED KITCHEN/DINER**

15'6 x 10'10 max (4.72m x 3.30m max)

Fitted with a range of white high gloss cupboards and drawers, space for fridge freezer, space for washing machine, space for dishwasher, built-in Zanussi oven with extractor hood over, work surfaces with inset sink unit with tap, radiator, French doors opening to garden, double glazed windows to rear, cupboard housing Ideal gas fired boiler.

### **INNER HALLWAY**

Radiator, stairs rising to:

### **FIRST FLOOR LANDING**

Hatch to loft space, built-in shelved cupboard.

### **BEDROOM ONE**

10'8 x 9'1 (3.25m x 2.77m)

Built-in mirror fronted wardrobes, radiator, two double glazed windows to rear with fitted blinds.

### **EN-SUITE SHOWER ROOM**

White suite comprising low level wc, washbasin, shower cubicle, heated towel rail, double glazed window to side, extractor fan.

### **BEDROOM TWO**

10'7" to wardrobe fronts x 8'0" (3.25m to wardrobe fronts x 2.46m)

Double glazed window with fitted blinds, radiator, built-in wardrobe cupboards.

### **BEDROOM THREE**

7'5 x 7'1 (2.26m x 2.16m)

Double glazed window with fitted blinds, radiator, built-in wardrobe cupboard.

### **FAMILY BATHROOM**

White suite comprising low level wc, washbasin, bath, heated towel rail, extractor fan, double glazed window to side.

### **DRIVEWAY**

Located to the side of the property.

### **GARDEN**

Mainly laid to lawn, spacious patio area, gate to driveway.

### **ESTATE CHARGES**

The half yearly charge for the period 1st of October 2025 to the 31st of March 2026 is £88.11.

(All details concerning the terms of the lease and outgoings are to be verified).

### **COUNCIL TAX BAND:**

Council Tax Band - 'C' Wealden District 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.

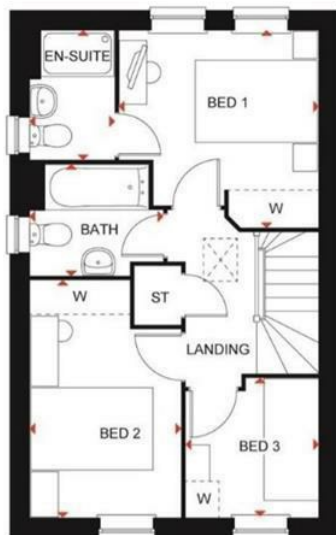
### **VIEWING ARRANGEMENTS:**

All appointments are to be made through TAYLOR ENGLEY.









| Energy Efficiency Rating                                        |           |                         |
|-----------------------------------------------------------------|-----------|-------------------------|
|                                                                 | Current   | Potential               |
| Very energy efficient - lower running costs                     |           |                         |
| (92 plus) <b>A</b>                                              |           | <b>96</b>               |
| (81-91) <b>B</b>                                                | <b>84</b> |                         |
| (69-80) <b>C</b>                                                |           |                         |
| (55-68) <b>D</b>                                                |           |                         |
| (39-54) <b>E</b>                                                |           |                         |
| (21-38) <b>F</b>                                                |           |                         |
| (1-20) <b>G</b>                                                 |           |                         |
| 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) <b>A</b>                                              |           |                         |
| (81-91) <b>B</b>                                                |           |                         |
| (69-80) <b>C</b>                                                |           |                         |
| (55-68) <b>D</b>                                                |           |                         |
| (39-54) <b>E</b>                                                |           |                         |
| (21-38) <b>F</b>                                                |           |                         |
| (1-20) <b>G</b>                                                 |           |                         |
| 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.