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Taylor Engley

<u>13 Winchelsea Road, Eastbourne, East Sussex, BN22 7PP</u>
<u>Asking Price £350,000 Freehold</u>

Three-bedroom bay-fronted end-of-terrace home situated in the popular Seaside area of Eastbourne. The property offers a sitting room, extended kitchen/dining room, cloakroom/utility and first-floor bathroom, together with gas-fired central heating and double glazing. Outside, the south-westerly facing rear garden features a brick-built home office, considered ideal for use as a home office or hobbies room. EPC=D.

The property is located in the popular Seaside area of Eastbourne, conveniently positioned for easy access to Eastbourne's seafront, local shops, schools and a range of everyday amenities. The town centre and mainline railway station are approximately one and three quarter miles distant, whilst the nearby coastline provides excellent opportunities for pleasant walks and leisure activities. A well-connected residential location combining convenience, coastal living and access to local facilities.

*** SITTING ROOM * EXTENDED KITCHEN/DINING ROOM * CLOAKROOM/UTILITY ROOM * THREE BEDROOMS * BRICK BUILT HOME OFFICE * SOUTH WESTERLY ASPECT TO REAR * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * VIEWING HIGHLY RECOMMENDED ***

The accommodation
Comprises:

Front door opening to:

Entrance Hall
Radiator, central heating thermostat, understairs cupboard housing Vaillant gas fired boiler, consumer unit.

Cloakroom/Utility Room
Low level wc, pedestal wash hand basin, fitted cupboard unit, space and plumbing for washing machine with space for tumble dryer over, window to rear.

Sitting Room
14'2 max x 11'6 max (4.32m max x 3.51m max)
14'2 max into bay x 11'6 max including depth of chimney breast)
Fireplace with fitted wood burner, radiator, outlook to front.

Extended Kitchen/Dining Room
17'8 max x 11'6 max (5.38m max x 3.51m max)
(11'6 widening to 12'2 max, maximum measurements include depth of fitted units)
Range of base and wall mounted cupboards worktops with tiled splash back and inset single drainer sink unit with mixer tap over, electric over, gas hob with extractor fan over, space for fridge/freezer, doors opening to rear garden.

Stairs rising from entrance hall to:

First Floor Landing
Loft hatch to roof space.

Bedroom 1
11'1 max x 9'5 (3.38m max x 2.87m)
(11'1 max into bay x 9'5 to cupboard front widening to 9'8 max)
Fitted wardrobe cupboards, radiator, outlook to front.

Bedroom 2
11'8 x 7'10 (3.56m x 2.39m)
Radiator, outlook to rear.

Bedroom 3
9'4 x 8'7 (2.84m x 2.62m)
Radiator, outlook to rear.

Bathroom
Bath with shower over and shower screen, pedestal wash hand basin, low level w/c part tiled walls, downlighters, tiled floor, chrome effect heated towel rail, oriel style window to front.

Front Garden
Paved areas, borders and established shrubs.

Rear Garden
Enjoying a south westerly aspect, areas laid to lawn, timber store, outside lighting gate to side.

Home Office
16'6 max x 9'6 max (5.03m max x 2.90m max)
Being brick built having insulated cavity walls and a tiled roof, light and power, hatch to roof space, two windows and door to front, currently used as a home cinema room but considered to make an ideal home office or hobbies room, wired for satelite and internet.

COUNCIL TAX BAND:
Council Tax Band - 'B' Eastbourne Borough Council.

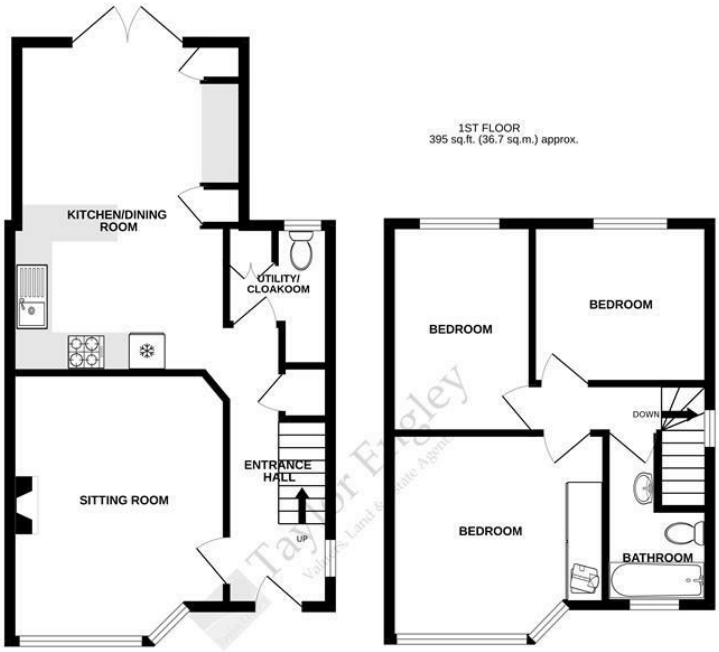
BROADBAND AND MOBILE PHONE CHECKER:
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

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.

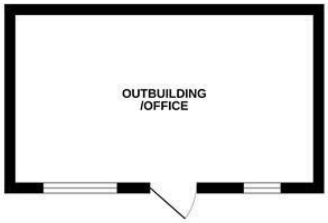
STAR WARS
EMPIRE STRIKES BACK

GROUND FLOOR
515 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.

OUTBUILDING
159 sq.ft. (14.8 sq.m.) approx.



TOTAL FLOOR AREA : 1068 sq.ft. (99.3 sq.m.) approx.

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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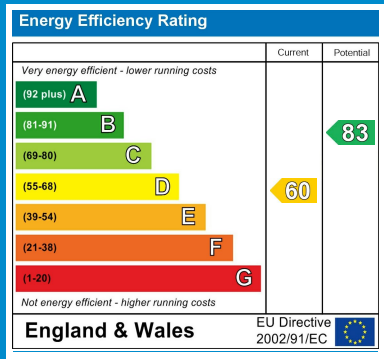

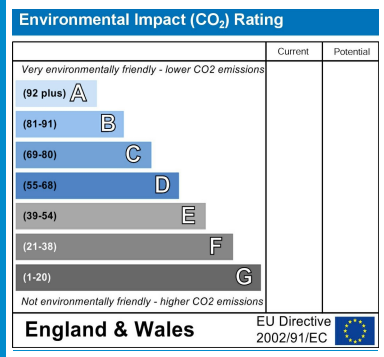

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

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.
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