

**Valuers, Land & Estate Agents**

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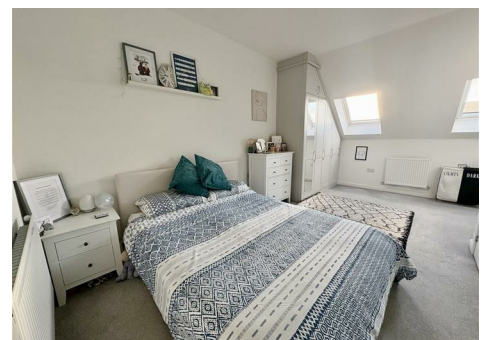
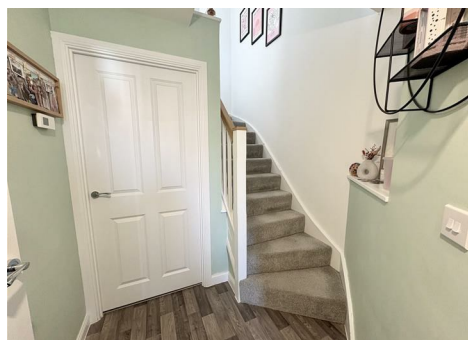
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est. 1978

**Taylor Engley**



**12 Coniston Avenue, Lower Willingdon, Eastbourne, BN22 0AQ**

**Price Guide £340,000 Freehold**

**Taylor Engley are pleased to bring to the market this THREE BEDROOM SEMI DETACHED TOWN HOUSE, situated in the favoured Meadowburne Place development in Lower Willingdon. The property enjoys THREE IMPRESSIVE DOUBLE BEDROOMS, ONE WITH EN-SUITE SHOWER ROOM, driveway with off road parking for two cars and a modern fitted kitchen with integral appliances. \* GAS FIRED CENTRAL HEATING \* SEALED UNIT DOUBLE GLAZING \* 6 YEARS REMAINING ON THE NHBC**

\*





**\* ENTRANCE HALL \* CLOAKROOMWC \* MODERN FITTED KITCHEN WITH BUILT-IN APPLIANCES \*  
LOUNGE \* MASTER BEDROOM WITH EN-SUITE SHOWER ROOM \* TWO FURTHER DOUBLE  
BEDROOMS \* FAMILY BATHROOM \* DRIVEWAY \* GARDEN \***

**The property is situated in a sought after area, being within close proximity to local schools, shops  
and parks. Polegate railway station is also located close by.**





## **FRONT DOOR TO:**

### **ENTRANCE HALL**

Radiator.

### **CLOAKROOM/WC**

White suite comprising washbasin and WC, radiator, extractor fan.

### **KITCHEN**

12'9 x 6'2 (3.89m x 1.88m)

Fitted with a range of modern high gloss cupboards and drawers, wall mounted cupboard housing the gas boiler, integral washing machine, dishwasher and fridge freezer, sink unit, worksurfaces, built-in Zanussi electric oven and hob with extractor hood over, radiator, double glazed window with outlook to front.

### **LOUNGE**

15'2 x 13'3 max (4.62m x 4.04m max)

Double aspect room with double glazed windows to side and rear, French doors opening on to the garden, two radiators, large understairs storage cupboard.

From the entrance hall, stairs rise to the first floor landing. Radiator.

### **BEDROOM TWO**

13'3 x 10'11 narrowing to 8'11 (4.04m x 3.33m narrowing to 2.72m)

Two double glazed windows with outlook to front, radiator.

### **BEDROOM THREE**

13'3 x 9'9 (4.04m x 2.97m)

Two double glazed windows with outlook to rear, radiator, door to Jack and Jill bathroom.

### **FAMILY BATHROOM**

White suite comprising low level wc, washbasin, bath with shower over, double glazed window to side, radiator, extractor.

From the first floor landing, stairs rise to the second floor landing. Radiator.

## **MASTER BEDROOM**

17'11 x 9' max (5.46m x 2.74m max)

Two Velux windows to rear, range of fitted wardrobe cupboards, two radiators, further large walk-in cupboard, eaves storage cupboard, hatch to loft space.

## **EN-SUITE SHOWER ROOM**

Suite comprising WC, large shower cubicle, washbasin, heated towel rail, double glazed window to front, extractor.

## **PARKING**

Driveway parking for two cars.

## **GARDEN**

Mainly laid to lawn with patio areas, fenced surround, gate to front, timber shed, outside tap.

## **ESTATE CHARGE**

The estate charge for the period 1st October 2025 to the 31st March 2026 is £107.54.

(All details concerning the outgoings are subject to verification).

## **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)

## **COUNCIL TAX BAND:**

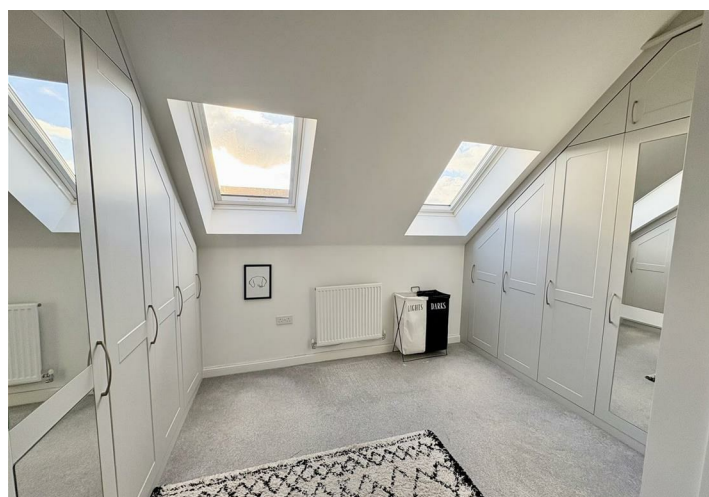
Council Tax Band D.

## **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.















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(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 <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**