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Taylor Engley

<u>8 Guestling Road, Redoubt, Eastbourne, BN22 7LG</u>
<u>Price £320,000 Freehold</u>

*** CHAIN FREE * Would you like to live within walking distance to the seafront or local parks? If so, this spacious THREE BEDROOMED CHARACTER TERRACED HOME located in the popular Redoubt area of Eastbourne is well worth viewing. The property benefits from gas fired central heating and features spacious rooms, views of the sea from the back bedrooms and a southerly aspect rear garden. EPC = D**

Local shops and amenities are located in nearby Seaside, whilst Eastbourne town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately one and a half miles distant. Eastbourne Seafront and Princes Park are both within a short walking distance.

*** ENTRANCE HALL * LOUNGE * DINING ROOM * KITCHEN/BREAKFAST ROOM * THREE BEDROOMS * BATHROOM * GARDEN ***

FRONT DOOR TO:

ENTRANCE HALL
Radiator.

LOUNGE
13'10" x 12'5" max (4.22m x 3.78m max)
Secondary glazed box bay window with outlook to front, feature fireplace with inset living flame gas fire, radiator, shelving.

DINING ROOM
11'7" x 10'3" (3.53m x 3.12m)
Secondary glazed window with outlook to rear, radiator.

KITCHEN/BREAKFAST ROOM
15'11" x 10' max (4.85m x 3.05m max)
Fitted with a range of built-in cupboards and drawers, worksurfaces, sink unit, space and plumbing for washing machine and slimline dishwasher, space for cooker and fridge freezer, understairs storage cupboard, radiator, stable door to side, sash window with outlook to side, French double glazed doors to garden.

From the entrance hall, stairs rise to the first floor landing with radiator, hatch to loft space with fitted ladder, airing cupboard housing hot water cylinder, loft hatch to further loft space.

BEDROOM ONE
16'1" x 13'11" max (4.90m x 4.24m max)
Feature fireplace, radiator, secondary glazed box bay window with outlook to front, built-in cupboard.

BEDROOM TWO
11'2" x 10'3" (3.40m x 3.12m)
Radiator, double glazed window with outlook to rear, built-in cupboard, feature fireplace surround.

BEDROOM THREE
10' x 9'4" max (3.05m x 2.84m max)
Radiator, double glazed window with outlook to rear, feature fireplace.

BATHROOM
White suite comprising WC, bath with Mira shower over, washbasin, radiator, double glazed window to side.

GARDEN
Decked area, gate to rear access, range of mature shrubs.

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

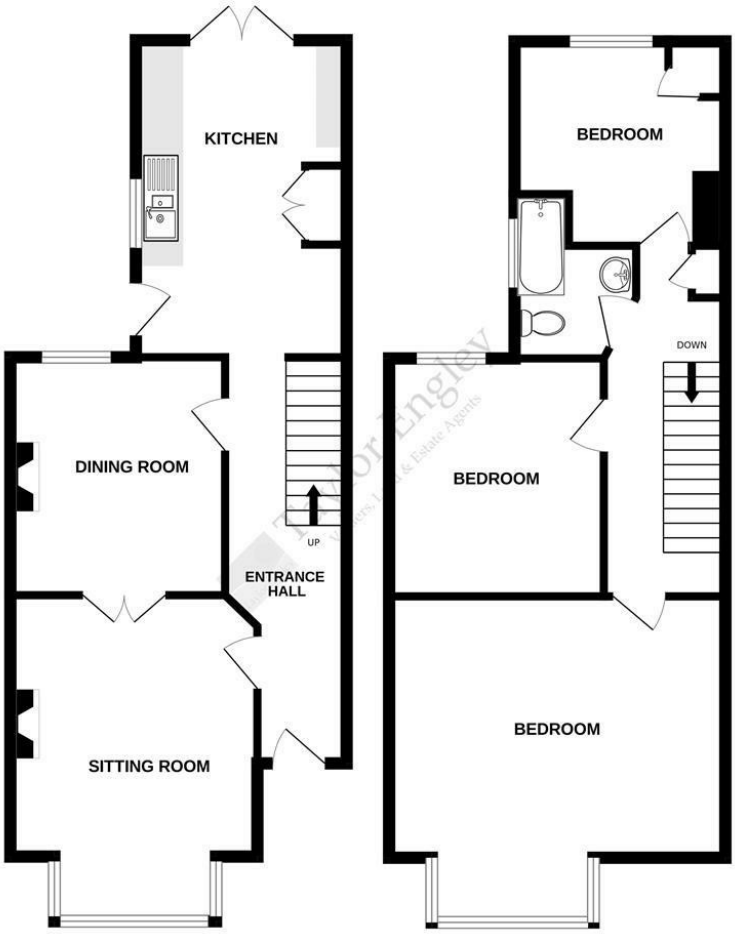
COUNCIL TAX BAND:
Council Tax Band C.

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.

GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.

1ST FLOOR
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 1091 sq.ft. (101.3 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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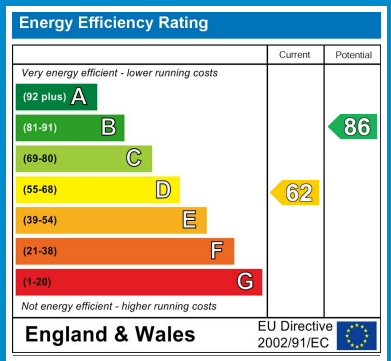

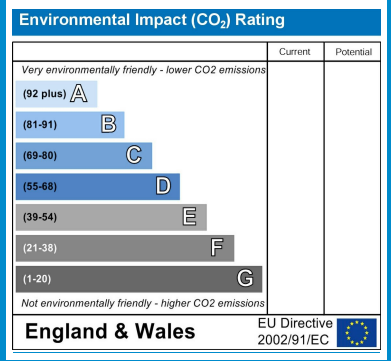

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

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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