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Taylor Engley



37 Priory Heights, Eastbourne, East Sussex, BN20 8SR

Price £285,000 Freehold

Enjoying far reaching views towards the coast - A TWO BEDROOMERD SEMI-DETACHED BUNGALOW, located in this popular Old Town area of Eastbourne. The property benefits from gas fired central heating and double glazing and has features that include a spacious kitchen, living room with far reaching views and a newly fitted bathroom with bath and shower cubicle. Outside there is driveway parking, a car port and the rear garden is adjacent to countryside with the South Downs National Park beyond. Viewing highly recommended. EPC=C.



Local shops can be found in the nearby Victoria Drive and Green Street and bus services serve the local area. Schools for most age groups can be found within the Old Town district whilst Eastbourne's town centre which offers a comprehensive range of shopping facilities and mainline railway station is approximately two miles distant.

*** ENJOYING FAR REACHING VIEWS TOWARDS THE COAST * SPACIOUS KITCHEN * LIVING ROOM
* TWO BEDROOMS * NEWLY FITTED BATHROOM * ADJACENT TO COUNTRYSIDE WITH SOUTH
DOWNS NATIONAL PARK BEYOND * DRIVEWAY PARKING AND CAR PORT * GAS FIRED CENTRAL
HEATING * CHAIN FREE ***



The accommodation

Comprises:

Front door opening to:

Kitchen

13'7 x 7'4 (4.14m x 2.24m)

(maximum measurements include depth of fitted units)

Range of base and wall mounted cupboards, work tops with tiled splash back and inset single drainer one and a half bowl sink unit, space for slot-in cooker, space and plumbing for washing machine, space for fridge/freezer, wall mounted cupboard housing Ideal gas fired boiler, window and door to side, door opening to:

Living Room

14'1 max x 12'5 max (4.29m max x 3.78m max)

Enjoying far reaching views towards the coast, fireplace with fitted electric fire, radiator, door opening to:

Inner Hall

Loft hatch to roof space.

Bedroom 1

12'7 x 7'10 (3.84m x 2.39m)

Double built-in wardrobe cupboard, range of fitted drawers, radiator, outlook to rear.

Bedroom 2

11'11 x 9'2 (3.63m x 2.79m)

Radiator, patio door opening to rear garden.

Bathroom

Newly fitted bathroom suite comprises, bath, separate shower cubicle, low level w/c with concealed cistern, wash hand basin set into drawer unit, radiator, window to side.

Front Garden

Laid mainly to lawn.

Rear Garden

Adjacent to countryside, having patio area to immediate rear of property and terrace garden area with some shrubs and a small pond, shed, gate to side opening to:

Driveway Parking

Adjacent to the property with car port.

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

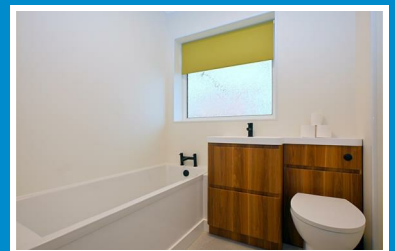
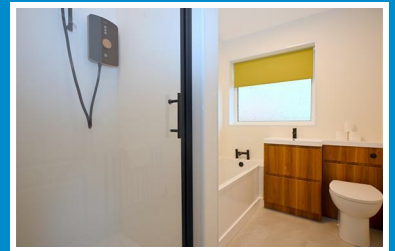
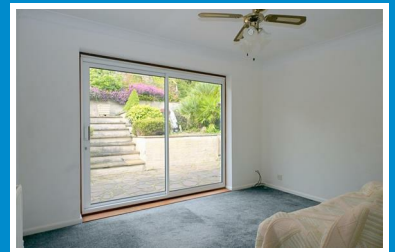
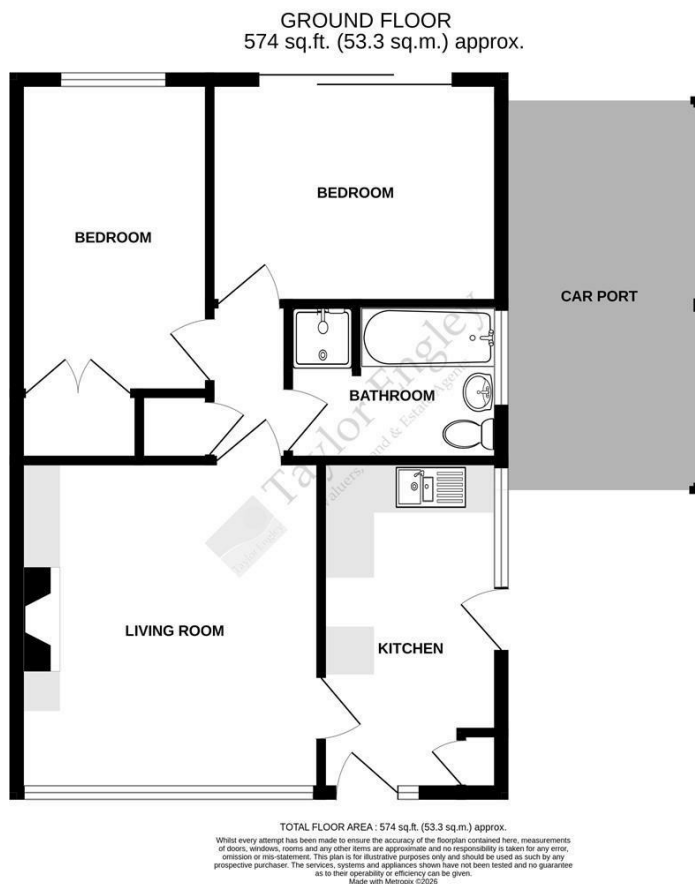
FOR CLARIFICATION:

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	69	
(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.

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.