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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:

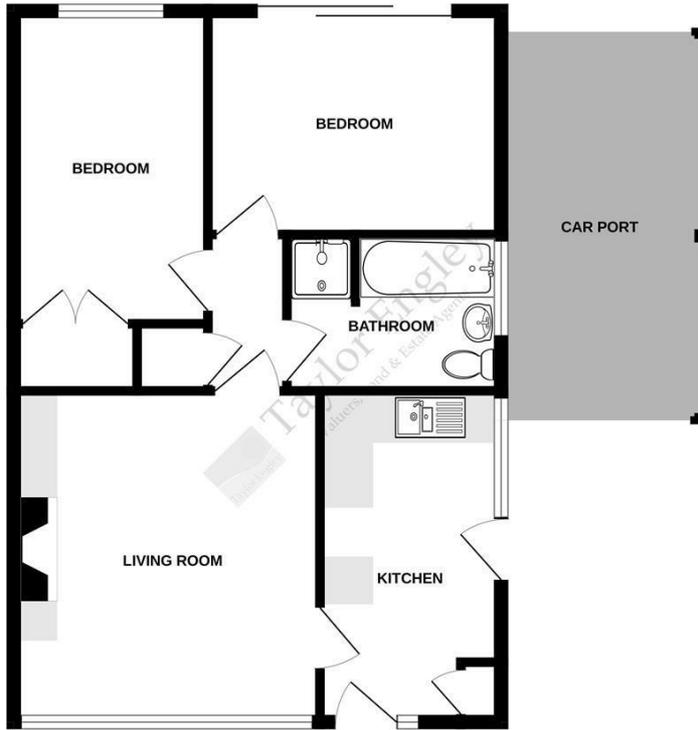
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEBY.



GROUND FLOOR
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA: 574 sq.ft. (53.3 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(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 (CO₂) 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.

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