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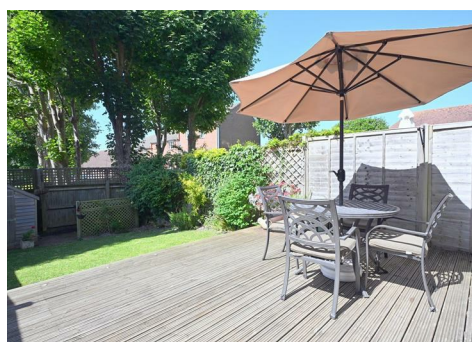
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**Taylor Engley**



**13 College Green, Eastbourne, East Sussex, BN21 2JT**

**Asking Price £495,000 Freehold**

Taylor Engley are delighted to offer to the market this well presented **FOUR BEDROOMED TOWNHOUSE**, forming part of the favoured College Green development located in the Upperton area of Eastbourne. The property is considered to be in excellent decorative order and has the benefit of gas fired central heating and double glazed windows. Features include a spacious kitchen/dining room, first floor sitting room, principal bedroom with en-suite and a family bathroom. There is an integral garage, with driveway parking space to front and the rear garden enjoys a south westerly aspect.



The property is located in the Upperton area, being approximately three quarters of a mile distant from Eastbourne's town centre, which offers a comprehensive range of shopping facilities and a mainline railway station. Bus services serve the local area.

**\* FAVOURED UPPERTON AREA \* WELL PRESENTED \* FOUR BEDROOMS \* SPACIOUS KITCHEN/DINING ROOM \* EN-SUITE SHOWER ROOM \* FAMILY BATHROOM \* INTEGRAL GARAGE \* SOUTH WESTERLY ASPECT TO REAR \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZED WINDOWS \* INTERNAL VIEWING HIGHLY RECOMMENDED \***



## The accommodation

Comprises:

Front door opening to:

### Entrance Vestibule

Radiator, downlighter, glazed door opening to:

### Hall

Radiator, downlighters, central heating thermostat, under stairs storage cupboard, personal door to garage.

### Cloakroom

Low level wc, wash hand basin, radiator, Xpelair fan, consumer unit.

### Kitchen/Dining Room

15'6 max x 15'3 max (4.72m max x 4.65m max)  
(L shaped room, maximum measurements provided excluding bay).  
Extensive range of base and wall mounted cupboards, wall cupboards with under cupboard lighting, quartz worktops with upstand and inset one and a half bowl sink unit, eye level electric oven, induction hob with extractor fan over, larder style fridge, dishwasher, tiled floor, downlighters, window to rear and double doors to rear opening to rear garden.

Stairs rising from hall to:

### First Floor Landing

Radiator, built-in storage cupboard.

### Sitting Room

16'7 max x 15'7 max (5.05m max x 4.75m max)  
(L shaped room maximum measurements provided)  
Wall mounted electric fire, radiator, two windows to front with outlook towards the green.

### Bedroom 1

13'8 x 10'7 max (4.17m x 3.23m max)  
(10'7 max reducing to 9'5)  
Two double built-in wardrobe cupboards, radiator, two windows with outlook to rear.

### En-Suite Shower Room

Spacious shower cubicle with rainfall and hand held shower fittings, wash hand basin set into cabinet, low level wc with concealed cistern, chrome effect heated towel rail, tiled walls, tiled floor, medicine cabinet downlighters.

Stairs from first floor to:

### Second Floor landing

Airing cupboard housing cylinder, Ideal gas fired boiler and central heating programmer, loft hatch to roof space.

### Bedroom 2

11'9 x 8'3 max (3.58m x 2.51m max)  
(11'9 max extending to 13'8 max into recess)  
Built-in wardrobe cupboard, radiator, outlook to front with view of the green.

### Bedroom 3

13'7 x 9'5 max (4.14m x 2.87m max)  
(13'7 extending to 15'6 x 9'5 max)  
Built-in wardrobe cupboard, radiator, two Velux windows to rear.

### Bedroom 4

8'4 x 7' (2.54m x 2.13m)  
(8'4 extending to 10'3 into door recess)  
Built-in wardrobe cupboard, radiator, outlook to front with view of the green.

### Family Bathroom

Bath with mixer tap and shower attachment, shower screen, pedestal wash hand basin, low level wc part tiled walls, tiled floor, shaver point, chrome effect heated towel rail, light tube, Xpelair fan.

### Integral Garage

17'2 max x 8'4 max (5.23m max x 2.54m max)  
(17'2 to door, maximum measurements include depth of fitted units, structures and pillars)  
Base unit, single drainer sink unit, space and plumbing for washing machine, space for tumble dryer, wall mounted cupboard, tile splash back, light and power, up and over door to front and personal door to hall.

### Front Garden

Having lawned area, flower bed and driveway parking space.

### Rear Garden

Enjoying a south westerly aspect, spacious decking area to the immediate rear, area of lawn, various mature shrubs, timber shed, outside power point, outside tap, outside light, gate to side access.

### COUNCIL TAX BAND:

Council Tax Band - 'F' Eastbourne Borough Council.

### 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)

### 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.

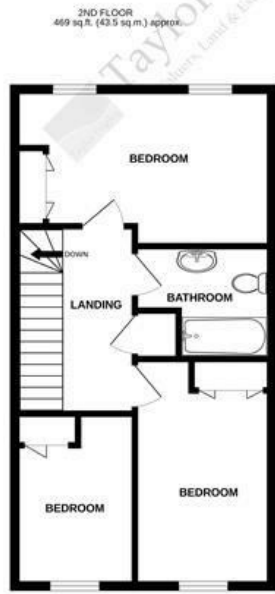
### VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEBY.



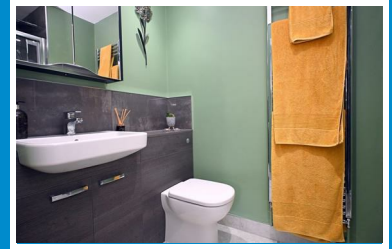
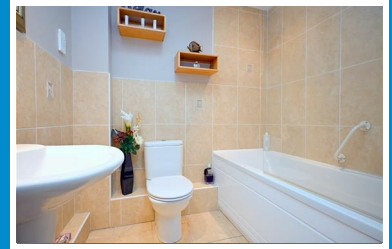






**TOTAL FLOOR AREA : 1464 sq.ft. (136.0 sq.m.) approx.**

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>72</b>	<b>80</b>
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.