

Valuers, Land & Estate Agents

6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

Tel: (01323) 722222

Fax: (01323) 722226

eastbourne@taylor-engley.co.uk

www.taylor-engley.co.uk

est. 1978

Taylor Engley



12 Beverington Road, Rodmill, Eastbourne, BN21 2SD

Price Guide £379,950 Freehold

Taylor Engley are pleased to bring to the market this **TWO/THREE BEDROOM DETACHED HOUSE** with **GARAGE, CARPORT AND DRIVEWAY**. The property offers versatile living accommodation, with the benefit of a modern fitted kitchen and shower room. To the rear of the property **FAR REACHING VIEWS OVER EASTBOURNE TO THE SEA** can be enjoyed. The rear garden is a particular feature of the property with a spacious patio area, lawn, wooden pergola and well stocked flowerbeds. Gas Fired Central Heating & Sealed Unit Double Glazing. EPC=D



The property is situated in the favoured Rodmill area of Eastbourne being approximately one and a quarter of a mile distant of Eastbourne's town centre, which offers a comprehensive range of shopping facilities and mainline railway station. Bus services serve the local area and local shops can be found at the nearby Framfield Way. Eastbourne District General Hospital is easily accessible from the Rodmill area.

*** ENTRANCE HALL * CLOAKROOM/WC * LIVING ROOM * MODERN FITTED KITCHEN * LEAN TO * GROUND FLOOR BEDROOM THREE/RECEPTION ROOM * TWO FIRST FLOOR DOUBLE BEDROOMS * MODERN FITTED SHOWER ROOM * GARAGE * CARPORT * DRIVEWAY * GARDENS TO FRONT & REAR ***



FRONT DOOR TO:

ENTRANCE HALL

Wood laminate flooring.

CLOAKROOM/WC

White suite comprising low level WC, washbasin, double glazed window to side, radiator, wood laminate flooring.

'L' SHAPED LIVING ROOM

16'3" max x 18'10" (4.95m max x 5.74m)
(16'3" narrows to 9'6") Double aspect room with large double glazed window to front and secondary glazed window to side, three radiators, stone fireplace surround with wooden mantle and inset electric fire.

KITCHEN

10'2" x 7'1" (3.10m x 2.16m)
Fitted with a range of modern cream high gloss cupboards and drawers, wood effect work surfaces, sink unit, built-in electric oven, built-in gas hob with extractor hood over, integral fridge, space and plumbing for washing machine, double glazed window with outlook over the garden, door to side.

LEAN TO

26'6" x 3'4" (8.08m x 1.02m)
Doors to front and rear garden, space for freezer.

GROUND FLOOR BEDROOM 3/RECEPTION ROOM

11'1" x 9'5" (3.38m x 2.87m)
Radiator, built-in understairs storage cupboard with light, double glazed window and door opening in to the garden.

From the entrance hall, stairs rise to the first floor landing, with cupboard housing the Worcester gas boiler, airing cupboard with hot water cylinder and shelving, hatch to loft space.

BEDROOM ONE

13'3" x 11'6" (4.04m x 3.51m)
Large double glazed window with outlook to front, large walk-in wardrobe cupboard, eaves storage cupboard, radiator.

BEDROOM TWO

11'11" x 11' (3.63m x 3.35m)
Double glazed window with outlook to rear, enjoying far reaching views over Eastbourne to the sea, radiator.

SHOWER ROOM

Modern suite comprising large walk-in shower cubicle, low level WC, washbasin with cupboards below, heated towel rail, double glazed window to rear enjoying far reaching views across Eastbourne to the sea.

GARAGE, CARPORT & DRIVEWAY

Driveway, leading to the carport and garage, with up and over door to front and door to garden, power and light.

GARDEN

Southerly aspect garden with large patio area, lawn, well stocked flowerbeds, wooden pergola, gate to side access, outside tap.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

COUNCIL TAX BAND:

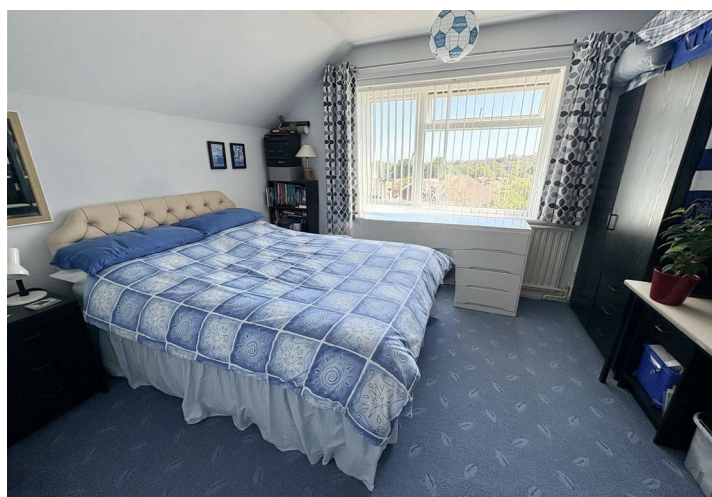
Council Tax Band D.

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.

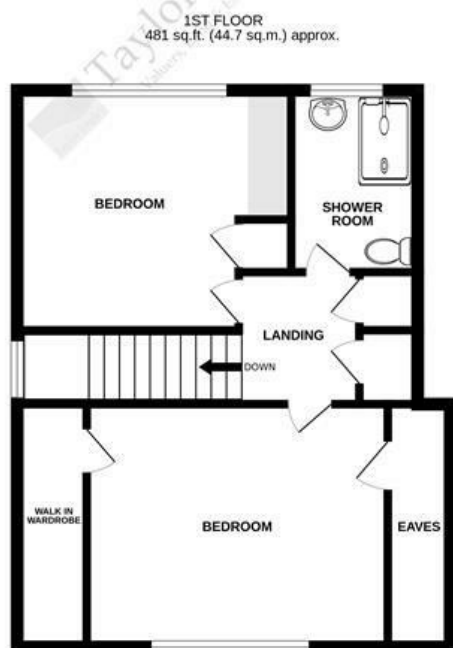
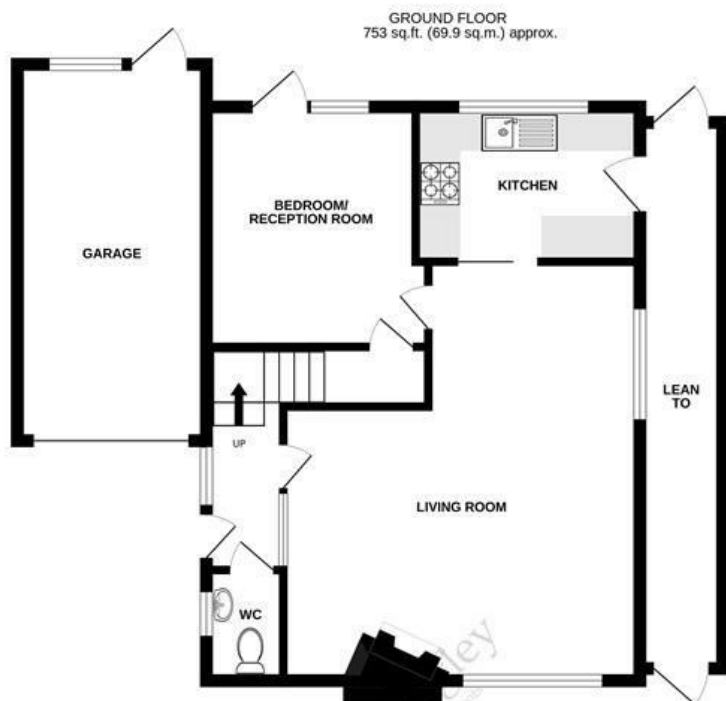
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLE.









TOTAL FLOOR AREA : 1234 sq.ft. (114.7 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	70
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.

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