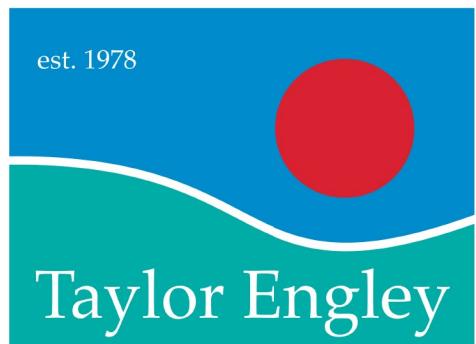


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**83 Seven Sisters Road, Lower Willingdon, Eastbourne, East Sussex, BN22 0RL**  
**Offers In Excess Of £300,000 Freehold**

\* CHAIN FREE \* Located in the highly sought after Lower Willingdon area of Eastbourne, this beautifully refurbished terraced house offers modern, light and airy living accommodation. With well-proportioned rooms, this property is perfect for families, couples or individuals seeking extra space. The impressive kitchen is fully equipped with integral appliances and the modern bathroom offers bath and shower facilities. BEAUTIFUL VIEWS OVER THE SOUTH DOWNS can be enjoyed from the rear of the property and the garden offers a sunny aspect. Benefits include Gas Fired Central heating with a newly installed boiler, sealed unit double glazing, garage, replacement internal doors, new carpets and newly decorated throughout. EPC = C



**\* ENTRANCE HALL \* LIVING ROOM \* MODERN FITTED KITCHEN WITH INTEGRAL APPLIANCES \*  
THREE BEDROOMS \* MODERN FITTED BATHROOM \* GARDENS TO FRONT AND REAR \*  
GARAGE \***

**Local shops, schools for all ages and bus stops are all located close by.**



## FRONT DOOR TO:

### ENTRANCE HALL

Oak flooring, radiator, cupboard housing fuse board and electric meter, understairs storage cupboard.

### LIVING ROOM

23'11" x 10'9" narrowing to: 8'9" (7.29m x 3.28m narrowing to: 2.67m)

Double aspect room with double glazed windows overlooking the front and rear garden, two radiators.

### KITCHEN

8'6" x 7'9" (2.59m x 2.36m)

Fitted with a range of matching cupboards and drawers, marble effect worksurfaces, range of integral appliances including: washing machine, dishwasher, tumble dryer, fridge freezer, built-in oven and ceramic hob with extractor hood over. Oak flooring, double glazed window and door to rear garden, cupboard housing wall mounted gas boiler, sink unit.

From the entrance hall, stairs rise to the first floor landing, with hatch to loft space and storage cupboard.

### BEDROOM ONE

13' x 9'10" (3.96m x 3.00m)

Double glazed window with outlook to front, radiator.

### BEDROOM TWO

10'8" x 8'10" (3.25m x 2.69m)

Double glazed window to rear enjoying Downland views, radiator.

### BEDROOM THREE

10' x 6'10" max (3.05m x 2.08m max)

Radiator, double glazed window with outlook to front, built-in cupboard.

### BATHROOM

Modern suite comprising bath with shower over, vanity sink unit, low level WC, heated towel rail, double glazed window to rear.

### GARDENS

Gardens to front and rear, being mainly laid to lawn. The rear garden enjoys Downland views and has a gate giving access to the garage.

### GARAGE

Up and over door to front.

### 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)

### 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.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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.

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